

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 50782**

Petitioner:

**MRJ HOLDINGS LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

**ORDER ON STIPULATION**

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this decision.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:

**County Schedule No.: R0439082**

**Category: Valuation      Property Type: Commercial Real**

2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:

**Total Value:            \$3,000,000**

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.



**ORDER:**

Respondent is ordered to reduce the 2008 actual value of the subject property, as set forth above.

The Douglas County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 14th day of October 2009.

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart  
Karen E. Hart

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach  
Debra A. Baumbach

Toni Rigiroszi  
Toni Rigiroszi





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STATE OF COLORADO**

1313 Sherman Street, Room 315  
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v.

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**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

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Docket Number: **50782**

Schedule No.: **R0439082**

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STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

**STIPULATION (As to Tax Year 2008 Actual Value)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2008 valuation of the subject property and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

Lot 13A1 Park Meadows No. 2, 15<sup>th</sup> Amendment. 3.357 AM/L



2. The subject property is classified as Commercial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2008:

Land	\$1,930,248
Improvements	\$1,558,392
Total	\$3,488,640

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land	\$1,930,248
Improvements	\$1,558,392
Total	\$3,488,640

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2008 actual value for the subject property:

Land	\$1,930,248
Improvements	\$1,069,752
Total	\$3,000,000

6. The valuations, as established above, shall be binding only with respect to tax year 2008.

7. Brief narrative as to why the reduction was made:

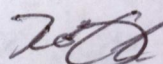
Further review of actual market sales and income information and information from comparable properties indicated that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 8, 2009 at 8:30 a.m. be vacated.

DATED this 6 day of October, 2009.

  
TODD J. STEVENS  
Agent for Petitioner  
Stevens & Associates, Inc.  
640 Plaza Drive, Suite 290  
Littleton, CO 80129  
303-347-1878

Docket Number 50782

  
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