

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 51053
Petitioner: CRAIG REALTY GROUP CASTLE ROCK, 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.: R0377496+6

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: \$63,970,000
 (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 5th day of November 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.

Melissa Nord
Melissa Nord

Debra A. Baumbach
Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

CRAIG REALTY GROUP,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorneys for Respondent:

Robert D. Clark, Reg. No. 8103
Michelle B. Whisler, Reg. No. 30037
Senior Assistant County Attorney
Office of the County Attorney
Douglas County, Colorado
100 Third Street
Castle Rock, Colorado 80104
Phone Number: 303-660-7414
FAX Number: 303-688-6596
E-mail: attorney@douglas.co.us

Docket Number: **51053**

Schedule Nos.:
R0377496+6

STATE OF COLORADO
2009 NOV -3 P11 2:17

STIPULATION (As to Tax Year 2008 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2008 valuations of the subject properties, 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 properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachment to this Stipulation.
2. The subject properties are classified as Commercial property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2008.

4. Attachment A further reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.

5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax year 2008 actual values of the subject properties, as also shown on Attachment A.

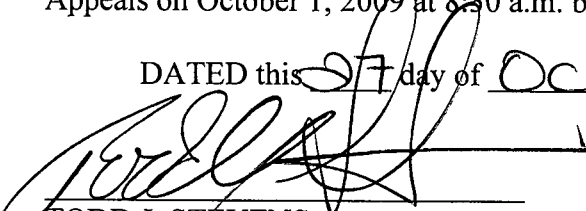
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2008.


7. Brief Narrative as to why the reductions were made:

Based on the purchase of the subject property during the base study period and rent roll and income statements submitted, a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 1, 2009 at 8:30 a.m. be vacated.

DATED this 27 day of October, 2009.


TODD J. STEVENS
Agent for Petitioner
Stevens & Associates, Inc.
640 Plaza Drive, Suite 290
Littleton, CO 80129
303-347-1848


ROBERT D. CLARK, #8103
MICHELLE B. WHISLER, #30037
Senior Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
100 Third Street
Castle Rock, CO 80104
303-660-7414

Docket Number 51053

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0377496	Land	3,867,431	3,867,431	3,867,431
	Improvements	9,085,818	8,061,704	8,563,994
	Total	12,953,249	11,929,135	12,431,425
R0401220	Land	7,283,232	7,283,232	7,283,232
	Improvements	17,876,720	15,888,958	17,495,358
	Total	25,159,952	23,172,190	24,778,590
R0401222	Land	3,952,068	3,952,068	3,952,068
	Improvements	25,056,056	22,755,595	19,186,906
	Total	29,008,124	26,707,663	23,138,974
R0401223	Land	692,473	692,473	692,473
R0401224	Land	435,600	435,600	435,600
R0401225	Land	60,548	60,548	60,548
R0401226	Land	2,432,390	2,432,390	2,432,390

2009 NOV -3 PM 2:17

STATE OF CALIFORNIA
 COUNTY OF ALBERTA
 COUNTY CLERK
 COUNTY CLERK'S OFFICE