

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 51536</b>
Petitioner: <b>THE WESTERN UNION COMPANY,</b>  v. Respondent: <b>DOUGLAS COUNTY BOARD OF COMMISSIONERS.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0414275+1A**

**Category: Abatement      Property Type: Commercial Real**
2. Petitioner is protesting the 06-07 actual value of the subject property.
3. The parties agreed that the 06-07 actual value of the subject property should be reduced to:  

**Total Value:            \$68,492,715**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 06-07 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 18th day of August 2010.

**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.

*Cara McKeller*

Cara McKeller

*Debra A. Baumbach*

Debra A. Baumbach



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

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Petitioner:

**THE WESTERN UNION COMPANY,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
COMMISSIONERS.**

Docket Number: **51536**

Schedule No.: **R0414275+1**

Attorney for Respondent:

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**STIPULATION (As to Abatement/Refund for Tax Years 2006 and 2007)**

Petitioner and Respondent, hereby enter into this Stipulation regarding tax years 2006 and 2007 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 years 2006 and 2007.

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

5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax years 2006 and 2007 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 years 2006 and 2007.


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

Upon physical inspection of the subject property, account data and economic unit use of both buildings was confirmed and consideration of similar value for similar type property use warranted a change in value for tax year 2007 values only. The values for tax year 2006 will remain unchanged.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 13, 2010 at 8:30 a.m. be vacated.

DATED this 13<sup>th</sup> day of August, 2010.

  
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100 Third Street  
Castle Rock, CO 80104  
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Docket Number 51536

## DOCKET NO. 51536

## ATTACHMENT A

TAX YEAR	PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
2006	R0414275	Land	4,482,324	4,482,324	4,482,324
		Improvements	12,849,202	12,849,202	12,849,202
		Total	17,331,526	17,331,526	17,331,526
	R0434464	Land	4,970,196	4,970,196	4,970,196
		Improvements	11,990,993	11,990,993	11,990,993
		Total	16,961,189	16,961,189	16,961,189
2007	R0414275	Land	4,098,125	4,098,125	4,098,125
		Improvements	14,711,753	14,711,753	13,101,875
		Total	18,809,878	18,809,878	17,200,000
	R0434464	Land	5,680,224	5,680,224	5,680,224
		Improvements	12,727,732	12,727,732	11,319,776
		Total	18,407,956	18,407,956	17,000,000