

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 53756

Petitioner:

SAMUELSON INVESTMENTS 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.: R0399931+1

Category: Valuation Property Type: Commercial Real

2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$2,941,348

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2009 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 17th day of June 2010.

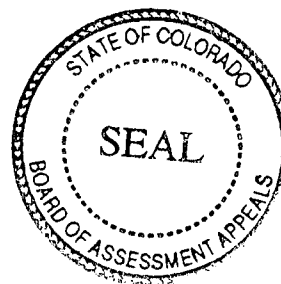
BOARD OF ASSESSMENT APPEALS

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



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**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

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Docket Number: **53756**

Schedule Nos.:
R0399931+1

STIPULATION (As to Tax Year 2009 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2009 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 2009.

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 2009 actual values of the subject properties, as also shown on Attachment A.

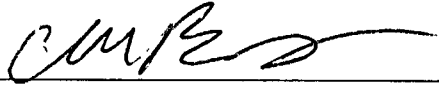
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2009.

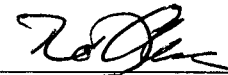
7. Brief Narrative as to why the reductions were made:

Further review of actual rent roll data, income and sales comparison information from the subject property and similar income-producing properties in the area indicated that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 15, 2010 at 8:30 a.m. be vacated.

DATED this 15th day of June, 2010.


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Docket Number 53756

DOCKET NO. 53756

ATTACHMENT A

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0399931	Land	678,164	678,164	678,164
	Improvements	1,190,000	1,190,000	1,036,836
	Total	1,868,164	1,868,164	1,715,000
R0399932	Land	605,048	605,048	605,048
	Improvements	850,935	850,395	621,300
	Total	1,455,983	1,455,443	1,226,348