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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 56466 |
| Petitioner: PIVOTAL PARKER COMMERCIAL 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.: R0423541+12

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:

Total Value: \$4,643,894
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2010 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 15th day of February 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

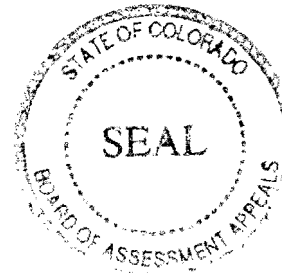
Debra A. Baumbach

Debra A. Baumbach

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

CW

Cara McKeller



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

PIVOTAL PARKER COMMERCIAL LLC

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorneys for Respondent:

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Docket Number: **56466**

Schedule Nos.:
R0423541+12

STIPULATION (As to Tax Year 2010 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2010 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 Vacant Land property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2010.

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 2010 actual values of the subject properties, as also shown on Attachment A.

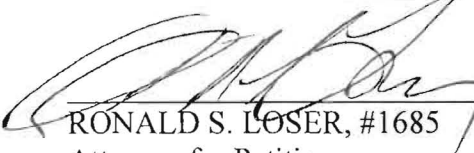
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2010.

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

Further review of the account data revealed an error in the analysis for the absorption rate to be applied in the Present Worth Discounting application. The revised absorption application resulted in an adjustment to the values of the accounts in this appeal.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 28, 2011 at 8:30 a.m. be vacated.

DATED this 9th day of February, 2012.


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BOARD OF EQUALIZATION
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303-660-7414

Docket Number 56466

| PARCEL # | ASSESSOR VALUES | BOE VALUES | STIPULATED VALUES |
|----------|--------------------|-------------|----------------------|
| R0423541 | \$444,146 | \$444,146 | \$444,146 |
| R0423542 | \$602,548 | \$602,548 | \$602,548 |
| R0423544 | \$323,015 | \$323,015 | \$323,015 |
| R0431731 | \$319,710 | \$319,710 | \$204,320 |
| R0431737 | \$284,774 | \$284,774 | \$181,993 |
| R0431742 | \$845,514 | \$845,514 | \$540,350 |
| R0431745 | \$437,436 | \$437,436 | \$279,556 |
| R0431747 | \$434,500 | \$434,500 | \$277,680 |
| R0431750 | \$311,196 | \$311,196 | \$198,879 |
| R0431751 | \$311,196 | \$311,196 | \$198,879 |
| R0431752 | \$434,500 | \$434,500 | \$277,680 |
| R0431755 | \$419,821 | \$419,821 | \$268,299 |
| R0448365 | \$1,324,639 | \$1,324,639 | \$846,549 |