

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57088
Petitioner: LITTLETON BIG R LLP, 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.: R0438045

Category: Valuation Property Type: Commercial Real
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: \$3,350,000

(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 2nd day of March 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

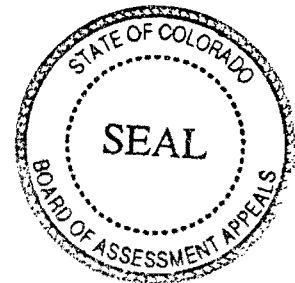
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



2011 FEB 17 PM 1:30

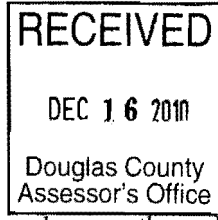
<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>LITTLETON BIG R LLP,</p> <p>v.</p> <p>Respondent:</p> <p>DOUGLAS COUNTY BOARD OF EQUALIZATION.</p> <hr/> <p>Attorney for Respondent:</p> <p>Robert D. Clark, Reg. No. 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</p>	<hr/> <p>Docket Number: 57088</p> <p>Schedule No.: R0438045</p>
<p>STIPULATION (As to Tax Year 2010 Actual Value)</p>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2010 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 27A Park 85 as modified by LLA 02025857. 6.4814 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 2010:

Land	\$ 705,824
Improvements	\$2,949,776
Total	\$3,655,600

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

Land	\$ 705,824
Improvements	\$2,949,776
Total	\$3,655,600

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2010 actual value for the subject property:

Land	\$ 705,824
Improvements	\$2,644,176
Total	\$3,350,000

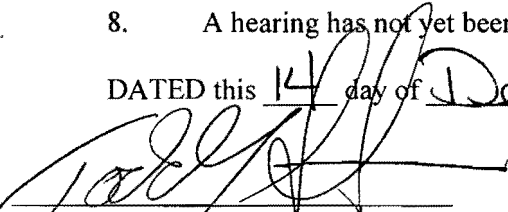
6. The valuations, as established above, shall be binding only with respect to tax year 2010.

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


Upon review of information provided by the owner of the subject property which included account data, lease and other market data for the base period, it was determined that a reduction in value was warranted.

8. A hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 14 day of December, 2010.


TODD J. STEVENS
Agent for Petitioner
Stevens & Associates
9800 Mt. Pyramid Court, Suite 220
Englewood, CO 80110
303-347-1878

Docket Number 57088


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