

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 57093</b>
Petitioner: <b>PLAZA DRIVE PROPERTIES LLC,</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.: R0417104+2**  
  
**Category: Abatement      Property Type: Commercial Real**
2. Petitioner is protesting the 07-08 actual value of the subject property.
3. The parties agreed that the 07-08 actual value of the subject property should be reduced to:  
  

**Total Value:            \$60,800,000**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 07-08 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 23rd day of April 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

\_\_\_\_\_  
Diane M. DeVries

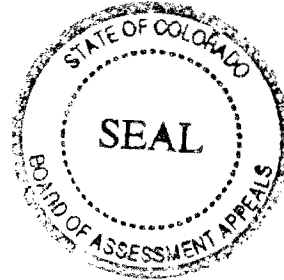
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

*CW*

\_\_\_\_\_  
Cara McKeller



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**PLAZA DRIVE PROPERTIES LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
COMMISSIONERS.**

Attorney for Respondent:

Robert D. Clark, Reg. No. 8103  
Senior Assistant County Attorney  
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Douglas County, Colorado  
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10/10/08 1:21

Docket Number: **57093**

Schedule No.: **R0417104+2**

**STIPULATION (As to Abatement/Refund for Tax Years 2007 and 2008)**

Petitioner and Respondent, hereby enter into this Stipulation regarding the tax years 2007 and 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 years 2007 and 2008.

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 2007 and 2008 actual values of the subject properties, as also shown on Attachment A.

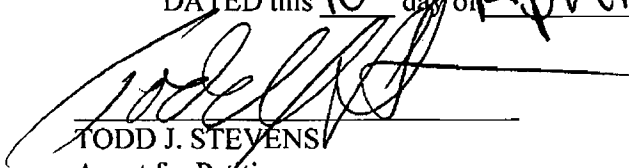
6. The valuations, as established on Attachment A, shall be binding only with respect to tax years 2007 and 2008.


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

Further review of account data characteristics, analysis of market income and expense data and correction of an allocation error resulted in a reduction in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 23, 2012 at 8:30 a.m. be vacated.

DATED this 10 day of April, 2012.

  
TODD J. STEVENS  
Agent for Petitioner  
Stevens & Associates  
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Englewood, CO 80112  
303-347-1878

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

Docket Number 57093

<b>PARCEL #</b>		<b>ASSESSOR VALUES</b>	<b>BOE VALUES</b>	<b>STIPULATED VALUES</b>
R0417104	Land	\$1,968,196	\$1,968,196	\$1,968,196
	Improvements	\$516,656	\$516,656	\$516,656
	Total	\$2,484,852	\$2,484,852	\$2,484,852
R0417105	Land	\$6,753,947	\$6,753,947	\$6,753,947
	Improvements	\$54,056,620	\$54,056,620	\$49,580,079
	Total	\$60,810,567	\$60,810,567	\$56,334,026
R0417106	Land	\$1,545,031	\$1,545,031	\$1,545,031
	Improvements	\$436,091	\$436,091	\$436,091
	Total	\$1,981,122	\$1,981,122	\$1,981,122