

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57261
Petitioner: LINCOLN & YOSEMITE CO., v. Respondent: DOUGLAS COUNTY BOARD OF COMMISSIONERS.	
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.: R0407094+1

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: \$8,100,000

(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

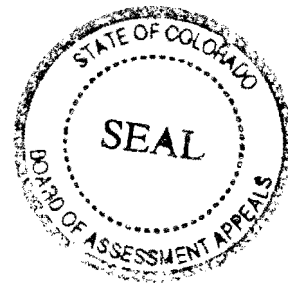
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

CM

Cara McKeller



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

2012.11.16 1:20

Petitioner:

LINCOLN & YOSEMITE CO.

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
COMMISSIONERS.**

Docket Number: 57261

Schedule No.: R0407094+1

Attorney for Respondent:

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Douglas County, Colorado
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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:

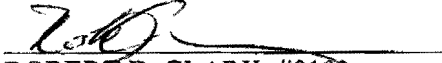
Further review of actual income and expense information with consideration to a long-term lease in effect warranted an adjustment.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 15, 2012 at 8:30 a.m. be vacated.

DATED this 10 day of APRIL, 2012.



TODD J. STEVENS
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ROBERT D. CLARK, #8103
Senior Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF COMMISSIONERS
100 Third Street
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303-660-7414

Docket Number 57261

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0407094	Land	\$1,061,122	\$1,061,122	\$1,061,122
	Improvements	\$3,962,078	\$3,962,078	\$3,742,062
	Total	\$5,023,200	\$5,023,200	\$4,803,184
R0407097	Land	\$1,102,944	\$1,102,944	\$1,102,944
	Improvements	\$2,344,656	\$2,344,656	\$2,193,872
	Total	\$3,447,600	\$3,447,600	\$3,296,816