

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 57642</b>
Petitioner: <b>RANCHVIEW INVESTMENT CO., 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.: R0475643**

**Category: Abatement      Property Type: Commercial Real**
2. Petitioner is protesting the 09-10 actual value of the subject property.
3. The parties agreed that the 09-10 actual value of the subject property should be reduced to:  

**Total Value:            \$577,000**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 09-10 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

*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.

*CM*

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



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

2012 NOV 17 PM 1:16

Petitioner:

**RANCHVIEW INVESTMENT CO., INC.**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
COMMISSIONERS.**

Docket Number: **57642**

Schedule No.: **R0475643**

Attorney for Respondent:

Robert D. Clark, Reg. No. 8103  
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](mailto:attorney@douglas.co.us)

**STIPULATION (As to Abatement/Refund for Tax Years 2009 and 2010)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2009 and 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 2A Santa Fe Distribution Center, 2<sup>nd</sup> Amd. 6.25 AM/L Per LLA 2007039705.
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 years 2009 and 2010:

Land	\$544,500
Improvements	\$445,901
Total	\$990,401

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

Land	\$544,500
Improvements	\$445,901
Total	\$990,401

5. After further review and negotiation, the Petitioner and the Douglas County Board of Commissioners agree to the following tax years 2009 and 2010 actual value for the subject property:

Land	\$544,500
Improvements	\$ 32,500
Total	\$577,000

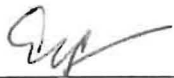
6. The valuations, as established above, shall be binding only with respect to tax years 2009 and 2010.

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

Further review and correction of various attributes impacting the subject property warranted a reduction in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 16, 2012 at 8:30 a.m. be vacated.

DATED this 9th day of April, 2012.



ERNEST F. FAZEKAS II, #12109  
Attorney for Petitioner  
Folkestad Fazekas Barrick & Patoile, P.C.  
18 South Wilcox Street, Suite 200  
Castle Rock, CO 80104-1909  
303-688-3045



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 57642