

|  |                             |
|--|-----------------------------|
| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203         | <b>Docket Number: 59284</b> |
| Petitioner:<br><b>COMPARK LAND COMPANY,</b><br><br>v.<br><br>Respondent:<br><b>DOUGLAS COUNTY BOARD OF<br/>EQUALIZATION.</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.: R0440828+7**  
  
**Category: Valuation      Property Type: Vacant Land**
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:  
  

**Total Value:            \$2,523,407**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2011 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 27th day of July 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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

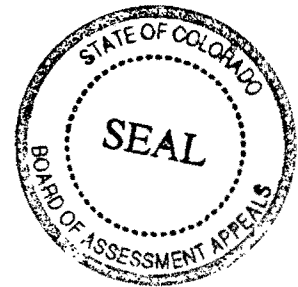
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

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

*Cara McKeller*

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



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

2012 JUL 26 11:55

Petitioner:

**COMPARK LAND COMPANY**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Docket Number: **59284**

Schedule Nos.:  
**R0440828 +7**

Attorneys 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 Tax Year 2011 Actual Values)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2011 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 Vacant Land property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2011.

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 2011 actual values of the subject properties, as also shown on Attachment A.

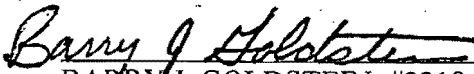
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2011.


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

The absorption period used in the calculation of the present worth discounting has been increased.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 31, 2012 at 8:30 a.m. be vacated.

DATED this 16<sup>th</sup> day of July, 2012.

  
BARRY J. GOLDSTEIN, #2218  
Attorney for Petitioner  
Sterling Property Tax Specialists, Inc.  
950 South Cherry Street, #320  
Denver, CO 80246  
303-757-8865

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

Docket Number 59284

DOCKET NO. 59284

ATTACHMENT A

| PARCEL # | ASSESSOR<br>VALUES | BOE VALUES | STIPULATED<br>VALUES |
|----------|--------------------|------------|----------------------|
| R0451147 | \$157,600          | \$157,600  | \$148,191            |
| R0451148 | \$78,800           | \$78,800   | \$74,096             |
| R0451149 | \$86,680           | \$86,680   | \$81,505             |
| R0474442 | \$887,753          | \$887,753  | \$838,926            |
| R0440828 | \$285,474          | \$285,474  | \$267,539            |
| R0440830 | \$526,078          | \$526,078  | \$470,979            |
| R0440832 | \$393,447          | \$393,447  | \$371,700            |
| R0475672 | \$288,602          | \$288,602  | \$270,471            |