

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 59411
Petitioner: LAND SECURITIES INVESTORS LTD., 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.: R0439899+22

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: \$4,525,400

(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 26th day of December 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

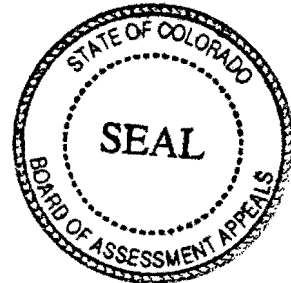
Debra A. Baumbach

Debra A. Baumbach

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

Cara McKeller

Cara McKeller



**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**1313 Sherman Street, Room 315
Denver, Colorado 80203

2012 NOV 30 AM 9: 51

Petitioner:

LAND SECURITIES INVESTORS LTD.

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Docket Number: 59411

Schedule Nos.:

R0439899 +22

Attorneys for Respondent:

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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 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:


Further review of market sales information on comparable properties indicated that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 2, 2012 at 8:30 a.m. be vacated.

DATED this 28th day of November, 2012.



DAN GEORGE
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for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
100 Third Street
Castle Rock, CO 80104
303-660-7414

Docket Number 59411

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0439899	\$200,000	\$200,000	\$187,000
R0439900	\$250,000	\$250,000	\$215,050
R0439901	\$250,000	\$250,000	\$215,050
R0439902	\$250,000	\$250,000	\$215,050
R0439906	\$230,000	\$230,000	\$215,050
R0439908	\$230,000	\$230,000	\$215,050
R0439913	\$200,000	\$200,000	\$168,300
R0439914	\$200,000	\$200,000	\$168,300
R0439915	\$200,000	\$200,000	\$187,000
R0439916	\$200,000	\$200,000	\$187,000
R0439917	\$200,000	\$200,000	\$187,000
R0439918	\$230,000	\$230,000	\$215,050
R0439920	\$230,000	\$230,000	\$215,050
R0439921	\$230,000	\$230,000	\$215,050
R0439922	\$200,000	\$200,000	\$187,000
R0439923	\$200,000	\$200,000	\$187,000
R0439924	\$200,000	\$200,000	\$187,000
R0439925	\$200,000	\$200,000	\$187,000
R0439926	\$200,000	\$200,000	\$187,000
R0473811	\$230,000	\$230,000	\$215,050
R0473812	\$230,000	\$230,000	\$215,050
R0473814	\$200,000	\$200,000	\$168,300
R0451009	\$200,000	\$200,000	\$187,000
Totals:	\$4,960,000	\$4,960,000	\$4,525,400