

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 60395**

Petitioner:

**PAULY WALNUTS PROPERTY &  
DEVELOPMENT LLC,**

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.: R0113021**

**Category: Valuation      Property Type: Commercial Real**

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:            \$879,000**  
(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 1st day of October 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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Diane M. DeVries

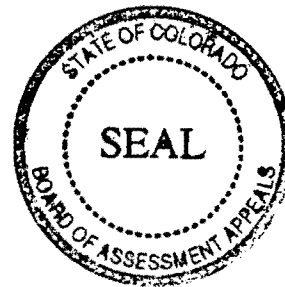
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Cara McKeller*

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

*Debra A. Baumbach*

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



STATE OF COLORADO  
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<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>PAULY WALNUTS PROPERTY &amp; DEVELOPMENT, LLC</b>	
v.	
Respondent:  <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b>	Docket Number: 60395  Schedule No.: R0113021
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: <a href="mailto:attorney@douglas.co.us">attorney@douglas.co.us</a>	
<b>STIPULATION (As to Tax Year 2011 Actual Value)</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2011 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:  
Parker Hickory House Minor Development. 2.00 AM/L
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 year 2011:

Land	\$705,672
Improvements	\$265,788
Total	\$971,460

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

Land	\$705,672
Improvements	\$265,788
Total	\$971,460

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2011 actual value for the subject property:

Land	\$705,672
Improvements	\$173,328
Total	\$879,000

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

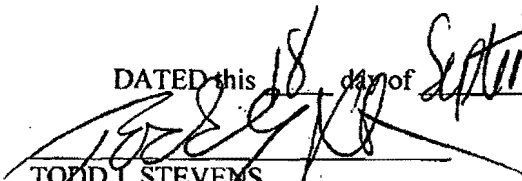
7. Brief narrative as to why the reduction was made:


Further review of account data, limited market and income/expense data indicated that a change in value was warranted.

8. Because 2012 is an intervening year, the parties have further agreed that the 2012 value shall also be adjusted in order to make it consistent with the 2011 value.

9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 29, 2012 at 8:30 be vacated.

DATED this 18 day of September, 2012.

  
TODD J. STEVENS  
Agent for Petitioner  
Stevens & Associates, Inc.  
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303-347-1878

  
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Senior Assistant County Attorney  
for Respondent DOUGLAS COUNTY  
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303-660-7414

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