

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 60611**

Petitioner:

**BELLEVIEW ANIMAL HOSPITAL LLC,**

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.: R0337028**

**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:            \$2,000,000**

(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 25th day of February 2013.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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

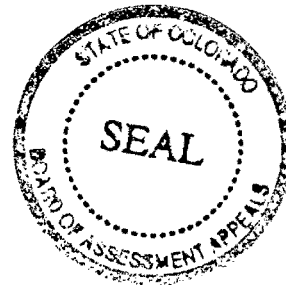
*Debra A. Baumbach*

\_\_\_\_\_  
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



<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	2013 FEB 20 AM 11:49
Petitioner:  <b>BELLEVIEW ANIMAL HOSPITAL LLC</b>  v. Respondent:  <b>DOUGLAS COUNTY BOARD OF COMMISSIONERS</b>	Docket Number: <b>60611</b> Schedule No.: <b>R0337028</b>
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 Abatement/Refund for Tax Years 2009 and 2010)</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2009 and 2010 valuations 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 9, Highlands Ranch 18B. 1.735 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 years 2009 and 2010:

Land	\$ 604,616
Improvements	<u>\$1,784,569</u>
Total	\$2,389,185

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

Land	\$ 604,616
Improvements	<u>\$1,784,569</u>
Total	\$2,389,185

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	\$ 604,616
Improvements	<u>\$1,395,384</u>
Total	\$2,000,000

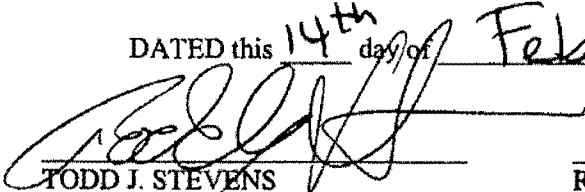
6. The valuations, as established above, shall be binding only with respect to tax years 2009 and 2010.


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

Further review of limited comparable sales and review of property characteristics indicated that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 15, 2013 at 8:30 a.m. be vacated.

DATED this 14<sup>th</sup> day of February, 2013.

  
TODD J. STEVENS  
Agent for Petitioner  
Stevens & Associates, Inc.  
9635 Maroon Circle, Suite 450  
Englewood, CO 80112  
303-347-1878

  
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 60611