

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

Docket Number: 60613

Petitioner:

LEUNG YII 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.: R0337016

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: \$1,127,280

(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 5th day of February 2013.

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



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STATE OF COLORADO**
1313 Sherman Street, Room 315
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2013 JAN 30 AM 8:20

Petitioner:

LEUNG YII LLC

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
COMMISSIONERS**

Docket Number: 60613

Schedule No.: R0337016

Attorney for Respondent:

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Senior Assistant County Attorney
Office of the County Attorney
Douglas County, Colorado
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Castle Rock, Colorado 80104
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STIPULATION (As to Abatement/Refund for Tax Year 2009-2010)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2009-2010 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 1, Highlands Ranch 18B. 1.418 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 & 2010:

Land	\$ 592,973
Improvements	<u>\$ 767,507</u>
Total	\$1,360,480

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

Land	\$ 592,973
Improvements	<u>\$ 767,507</u>
Total	\$1,360,480

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

Land	\$ 592,973
Improvements	<u>\$ 534,307</u>
Total	\$1,127,280

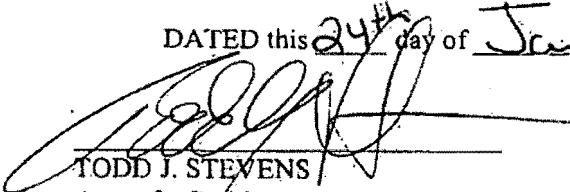
6. The valuations, as established above, shall be binding only with respect to tax year 2009 & 2010.

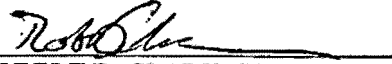
7. Brief narrative as to why the reduction was made:

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

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

DATED this 24th day of January, 2013.


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


ROBERT D. CLARK, #8103
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BOARD OF COMMISSIONERS
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