

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 60639
Petitioner: TAILS UP PROPERTIES 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.: R04049882

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: \$920,000

(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 5th 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.

Cara McKeller

Cara McKeller



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

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Petitioner:

TAILS UP PROPERTIES LLC

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
COMMISSIONERS**

Docket Number: 60639

Schedule No.: R0409882

Attorney for Respondent:

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Douglas County, Colorado
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Castle Rock, Colorado 80104
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STIPULATION (As to Abatement/Refund for Tax Years 2009 & 2010)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 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, Woodward Subdivision. 0.673 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	\$ 153,908
Improvements	<u>\$ 895,201</u>
Total	\$1,049,109

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

Land	\$ 153,908
Improvements	<u>\$ 895,201</u>
Total	\$1,049,109

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	\$153,908
Improvements	<u>\$766,092</u>
Total	\$920,000

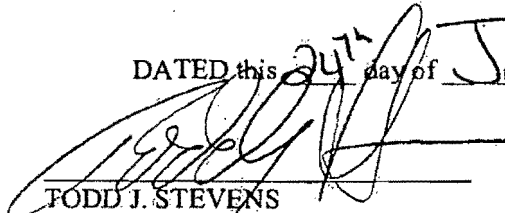
6. The valuations, as established above, shall be binding only with respect to tax years 2009 & 2010.

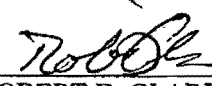
7. Brief narrative as to why the reduction was made:

Limited comparable sales and review of property characteristics indicated a reduction to value is warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 14, 2013 at 8:30 a.m. be vacated.

DATED this 24th day of January, 2013.


TODD J. STEVENS
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