

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

Petitioner:

THE BRIDGEPORT CORP.

v.

Respondent:

DOUGLAS COUNTY BOARD OF EQUALIZATION

Docket Number: 61511

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 part of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: R0474342

Category: VALUATION

Property Type: Commercial Real

2. Petitioner is protesting the 2012 actual property type of the subject property.
3. The parties agreed that the 2012 value of the subject property should be reduced to:

Total Value: \$ 3,300,000

(Reference Attached Stipulation)

4. The parties agreed that the 2012 actual property type of the subject property should be reclassified and should be :

Property Type: Mixed Use

(Reference Attached Stipulation)

5. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2012 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 12th day of July, 2013.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

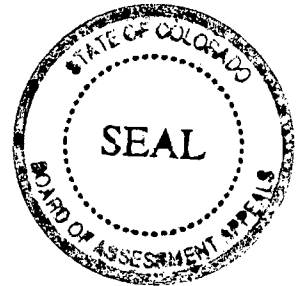
Debra A. Baumbach

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



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

THE BRIDGEPORT CORPORATION

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION**

Docket Number: 61511

Schedule No.: R0474342

Attorney for Respondent:

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STIPULATION (As to Tax Year 2012 Actual Value)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2012 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 1A, Block 1 Pine Tree Minor Development 1, 1st Amd. 0.528 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 2012:

Land	\$ 207,090
Improvements	<u>\$4,424,800</u>
Total	\$4,631,890

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

Land	\$ 207,090
Improvements	<u>\$4,424,800</u>
Total	\$4,631,890

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2012 actual value for the subject property:

Residential Land	\$ 10,000
Residential Improvements	<u>\$308,000</u>
Total	\$318,000

Commercial Land	\$ 197,090
Commercial Improvements	<u>\$2,784,910</u>
Total	\$2,982,000

Total Property Value \$3,300,000

6. The valuations, as established above, shall be binding only with respect to tax year 2012.


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

Further review and inspection of the property, the subject was changed to a mix of office, retail and residential. A review of account data, three approaches to value, income and expense data indicated that a reduction in value was warranted.

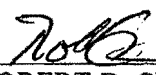
8. Because 2011 is a reappraisal year, the parties have further agreed that the 2011 value shall also be adjusted in order to make it consistent with the 2012 value.

9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 18, 2013 at 8:30 be vacated.

DATED this 2nd day of July, 2013.


TODD J. STEVENS
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303-347-1878

Docket 61511


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