



**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 5th day of February 2013.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

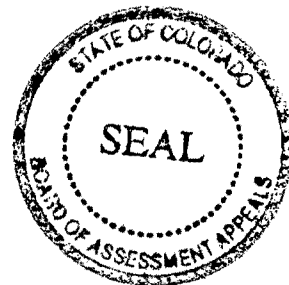
\_\_\_\_\_  
Diane M. DeVries

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

*CML*  
\_\_\_\_\_  
Cara McKeller



2013 JAN 30 AM 8:20

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

Petitioner:

**PAULY WALNUTS PROPERTY &  
DEVELOPMENT, LLC**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION**

Attorney for Respondent:

Robert D. Clark, Reg. No. 8103  
Senior Assistant County Attorney  
Office of the County Attorney  
Douglas County, Colorado  
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Castle Rock, Colorado 80104  
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Docket Number: 61513

Schedule No.: R0113021

**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:  
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 2012:

Land	\$705,672
Improvements	<u>\$265,788</u>
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	<u>\$265,788</u>
Total	\$971,460

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:

Land	\$705,672
Improvements	<u>\$173,328</u>
Total	\$879,000

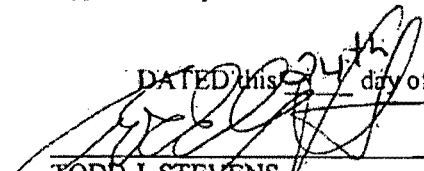
6. The valuations, as established above, shall be binding only with respect to tax year 2012.


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

Further review of account data, limited market and income/expense data indicated that a change in value was warranted and equalized with the value stipulated to under Docket No. 60395.

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

DATED this 4th day of January, 2013.

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

  
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for Respondent DOUGLAS COUNTY  
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Docket Number 61513