

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62002
Petitioner: GATEWAY RETAIL PC 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.: R0460113

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:

Total Value: \$1,077,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2010 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 1st day of October 2013.

BOARD OF ASSESSMENT APPEALS

Debra 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 1313 Sherman Street, Room 315 Denver, Colorado 80203	2013 SEP 27 PM 12:06
Petitioner: GATEWAY RETAIL PC LLC	
v.	
Respondent: DOUGLAS COUNTY BOARD OF COMMISSIONERS	Docket Number: 62002 Schedule No.: R0460113
Attorney for Respondent: Meredith P. Van Horn, Reg. No. 42487 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: attorney@douglas.co.us	
STIPULATION (As to Abatement/Refund for Tax Year 2010)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 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 A-3 Province Center IA, 2nd Amd. 1.52 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 2010:

Land	\$ 675,354
Improvements	<u>\$ 617,798</u>
Total	\$1,293,152

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

Land	\$ 675,354
Improvements	<u>\$ 447,241</u>
Total	\$1,122,595

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

Land	\$ 675,354
Improvements	<u>\$ 401,646</u>
Total	\$1,077,000

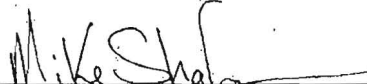
6. The valuations, as established above, shall be binding only with respect to tax year 2010.

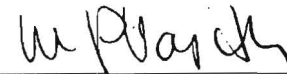
7. Brief narrative as to why the reduction was made:

Further review of account data, changing the built-as to convenience store, limited market, and income/expense data indicated that a reduction in value was warranted.

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

DATED this 16th day of September, 2013.


MIKE SHAFER
Agent for Petitioner
Property Tax Refund Consultants, LLC
9233 Park Meadows Drive, #133
Lone Tree, CO 80124
303-550-8815


MEREDITH P. VAN HORN, #42487
Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF COMMISSIONERS
100 Third Street
Castle Rock, CO 80104
303-660-7414

Docket Number 62002