

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 62003</b>
Petitioner: <b>774 MALETA INVESTMENTS LLC,</b>  v.  Respondent: <b>DOUGLAS COUNTY BOARD OF COMMISSIONERS.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0444731**

**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:            \$1,700,000**

(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**

*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



<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>2013 SEP 27 PM 12: 05</b>
Petitioner:  <b>774 MALETA INVESTMENTS LLC</b>  v. Respondent:  <b>DOUGLAS COUNTY BOARD OF COMMISSIONERS</b>	Docket Number: <b>62003</b>  Schedule No.: <b>R0444731</b>
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: <a href="mailto:attorney@douglas.co.us">attorney@douglas.co.us</a>	
<b>STIPULATION (As to Abatement/Refund for Tax Year 2010)</b>	

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 4-B Metzler Ranch Filing No 3, 2nd Amd. 1.18 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	\$ 514,008
Improvements	<u>\$1,433,992</u>
Total	\$1,948,000

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

Land	\$ 514,008
Improvements	<u>\$1,310,992</u>
Total	\$1,825,000

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	\$ 514,008
Improvements	<u>\$1,185,992</u>
Total	\$1,700,000

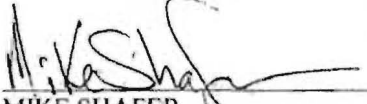
6. The valuations, as established above, shall be binding only with respect to tax year 2010.

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

Further review of account data, 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 9, 2013 at 8:30 a.m. be vacated.

DATED this 24 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  
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BOARD OF COMMISSIONERS  
100 Third Street  
Castle Rock, CO 80104  
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Docket Number 62003

2013 SEP 27 PM 12:05

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**774 MALETA INVESTMENTS LLC**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
COMMISSIONERS**

Attorney for Respondent:

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Docket Number: 62005

Schedule No.: R0444731

**STIPULATION (As to Abatement/Refund for Tax Years 2011 and 2012)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2011 and 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 4-B Metzler Ranch Filing No 3, 2nd Amd. 1.18 AML
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 2011 and 2012:

Land	\$ 385,506
Improvements	<u>\$1,416,394</u>
Total	\$1,801,900

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

Land	\$ 385,506
Improvements	<u>\$1,411,038</u>
Total	\$1,796,544

5. After further review and negotiation, the Petitioner and the Douglas County Board of Commissioners agree to the following tax years 2011 and 2012 actual value for the subject property:

Land	\$ 385,506
Improvements	<u>\$1,164,494</u>
Total	\$1,550,000


6. The valuations, as established above, shall be binding only with respect to tax years 2011 & 2012.

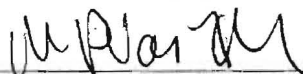
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DATED this 24 day of September, 2013

  
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Docket Number 62005