

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 63018</b>
Petitioner: <b>WESTLAND INDUSTRIES 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.: R0474954**  
  
**Category: Abatement      Property Type: Vacant Land**
2. Petitioner is protesting the 11-12 actual value of the subject property.
3. The parties agreed that the 11-12 actual value of the subject property should be reduced to:  
  

**Total Value:            \$1,500,000**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 11-12 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 15th day of January 2014.

**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



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

1313 Sherman Street, Room 315.  
Denver, Colorado 80203

Petitioner:

**WESTLAND INDUSTRIES LLC**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
COMMISSIONERS**

Attorney for Respondent:

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Assistant County Attorney  
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Docket Number: **63018**

Schedule No.: **R0474954**

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

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2011 & 2012 valuations 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 14E5A-2A, Park Meadows Filing 2, 21st Amendment.  
1.697 AM/L PER LLA 2007028522.
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	\$ 864,879
Improvements	<u>\$1,138,170</u>
Total	\$2,003,049

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

Land	\$ 864,879
Improvements	<u>\$1,138,170</u>
Total	\$2,003,049

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	\$ 864,879
Improvements	<u>\$ 635,121</u>
Total	\$1,500,000

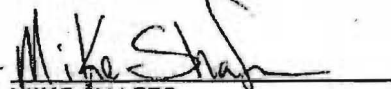
6. The valuations, as established above, shall be binding only with respect to tax years 2011 and 2012.

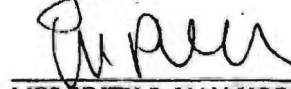
7. Brief narrative as to why the reduction was made:

Further review of Income Approach, supported by the Sales Comparison Approach, and consideration of unfinished area in building that is recognized as Core & Shell finish only, indicated that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 25, 2014 at 8:30 be vacated.

DATED this 5th day of January, 2014.

  
MIKE SHAFER  
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Property Tax Refund Consultants, LLC  
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Lone Tree, CO 80124  
303-550-8815

  
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