

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 63522</b>
Petitioner: <b>V AND A INVESTMENTS,</b>  v.  Respondent: <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</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.: R0459419**

**Category: Valuation      Property Type: Vacant Land**
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:  

**Total Value:            \$302,000**

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

**ORDER:**

Respondent is ordered to reduce the 2013 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 7th day of February 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



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

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2014 FEB -5 AM 10:13

Petitioner:

**V & A INVESTMENTS**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION**

Docket Number: **63522**

Schedule No.: **R0459419**

Attorney for Respondent:

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**STIPULATION (As to Tax Year 2013 Actual Value)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2013 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 2 Block.1 Parker Auto Plaza Flg 1. 2.48 AM/L.
2. The subject property is classified as Commercial Vacant Land property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2013:

Land \$496,900

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

Land \$402,267

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2013 actual value for the subject property:

Land \$302,000

6. The valuations, as established above, shall be binding only with respect to tax year 2013.

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

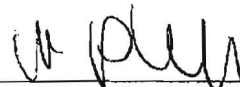
Further review of market sales information on comparable properties and applied attributes adjustments for outsized lot and inferior location indicated that a change in value was warranted.

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

DATED this 5<sup>th</sup> day of February, 2014.



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