

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 63579
Petitioner: FLORIDA SHERWOOD FOREST LLC, v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	
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.: R0332782+2

Category: Valuation Property Type: Commercial Real

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: \$16,000,000

(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 22nd day of July 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:

FLORIDA SHERWOOD FOREST LLC

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION**

Docket Number: 63579

Schedule Nos.:
R0332782 +2

Attorneys for Respondent:

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STIPULATION (As to Tax Year 2013 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2013 valuations of the subject properties, 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 properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachment to this Stipulation.
2. The subject properties are classified as Commercial property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2013.

4. Attachment A further reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.

5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax year 2013 actual values of the subject properties, as also shown on Attachment A.

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


7. Brief Narrative as to why the reductions were made:


Further review of account data, market sales, and income/expense data indicated that a reduction in value was warranted.

8. Because 2014 is an intervening year, the parties have further agreed that the 2014 value shall also be adjusted in order to make it consistent with the 2013 value.

9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 26, 2014 at 8:30 a.m. be vacated.

DATED this 16th day of July, 2014.


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Docket Number 63579

DOCKET NO. 63579

ATTACHMENT A

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0332782	Land	\$865,521	\$865,521	\$865,521
	Improvements	<u>\$245,966</u>	<u>\$245,966</u>	<u>\$245,966</u>
	Total	\$1,111,487	\$1,111,487	\$1,111,487
R0402300	Land	\$2,148,249	\$2,148,249	\$2,148,249
	Improvements	<u>\$17,218,418</u>	<u>\$12,913,814</u>	<u>\$10,724,117</u>
	Total	\$19,366,667	\$15,062,063	\$12,872,366
R0378739	Land	\$1,543,984	\$1,543,984	\$1,543,984
	Improvements	<u>\$472,163</u>	<u>\$472,163</u>	<u>\$472,163</u>
	Total	\$2,016,147	\$2,016,147	\$2,016,147
	Totals	\$22,494,301	\$18,189,697	\$16,000,000