| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 63592 |
|---|---|
| Petitioner: RIDGELINE TECHNOLOGY CENTER 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.: R0428789**

    **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:      $2,950,000**

    (Reference Attached Stipulation)

4.  The Board concurs with the Stipulation.

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## 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 19th day of March 2014.

**BOARD OF ASSESSMENT APPEALS**

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

Cara McKeller

SEAL

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

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Petitioner:

**RIDGELINE TECHNOLOGY CENTER LLC**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF EQUALIZATION**

Attorney for Respondent:

Meredith P. Van Horn, #42487
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E-mail: attorney@douglas.co.us

Docket Number: **63592**

Schedule No.: **R0428789**

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

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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 2A-1A Highlands Ranch #20, Amendment 16.  4.236 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 2013:

|  |  |
|---|---|
| Land | $1,107,121 |
| Improvements | $4,294,551 |
| | |
| Total | $5,401,672 |

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

|  |  |
|---|---|
| Land | $1,107,121 |
| Improvements | $1,947,923 |
| | |
| Total | $3,055,044 |

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 | $1,107,121 |
| Improvements | $1,842,879 |
| | |
| Total | $2,950,000 |

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

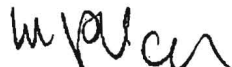7.  Brief narrative as to why the reduction was made:

Further review of account data, three approaches to value, with greater weight given the sales comparison and revised income approaches, 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 April 25, 2014 at 8:30 be vacated.

DATED this _6TH_ day of ___MARCH___, 2014.

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