

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 64896
Petitioner: IMA LOANER INC., 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.: R0419211

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2014 actual value of the subject property.
3. The parties agreed that the 2014 actual value of the subject property should be reduced to:

Total Value: \$2,500,000

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

ORDER:

Respondent is ordered to reduce the 2014 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 9th day of January 2015.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

Debra A. Baumbach

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Cara McKeller

Cara McKeller



2015 JAN -2 PM 1:38

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

Petitioner:

IMA LOANER, INC.

v.

Respondent:

DOUGLAS COUNTY BOARD OF EQUALIZATION

Attorney for Respondent:

Meredith P. Van Horn, #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: attorney@douglas.co.us

Docket Number: **64896**

Schedule No.: **R0419211**

STIPULATION (As to Tax Year 2014 Actual Value)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2014 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-2 Highlands Ranch #20, 14th Amend. 0.940 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 2014:

Land	\$ 245,678
Improvements	<u>\$2,743,322</u>
Total	\$2,989,000

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

Land	\$ 245,678
Improvements	<u>\$2,743,322</u>
Total	\$2,989,000

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2014 actual value for the subject property:

Land	\$ 245,678
Improvements	<u>\$2,254,322</u>
Total	\$2,500,000


6. The valuations, as established above, shall be binding only with respect to tax year 2014.

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

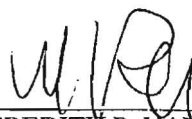
Further review of account data, market sales, and income/expense data indicated that a reduction in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 26, 2015 at 8:30 a.m. be vacated.

DATED this 24 day of DECEMBER, 2014.



JASON LETMAN
Agent for Petitioner
Consultus Assesst Valuation
68 Inverness Ln E., Suite 205
Englewood, CO 80112
303-770-2420



MEREDITH P. VAN HORN, #42487
Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
100 Third Street
Castle Rock, CO 80104
303-660-7414

Docket Number 64896