

DATED AND MAILED this 20th day of October 2016.

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

G. Katardzic

Gordana Katardzic



2016 OCT 19 AM 9:35

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: T&TNNACCM v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION	Docket Number: 67711 Schedule No.: R0390459
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	
STIPULATION (As to Tax Year 2015 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2015 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 4A-1 Peakview Center Third Amd 1.306 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 2015:

Land	\$ 227,557
Improvements	<u>\$2,362,443</u>
Total	\$2,590,000

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

Land	\$ 227,557
Improvements	<u>\$2,362,443</u>
Total	\$2,590,000

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2015 actual value for the subject property:

Land	\$ 227,557
Improvements	<u>\$2,072,443</u>
Total	\$2,300,000

6. The valuations, as established above, shall be binding only with respect to tax year 2015.

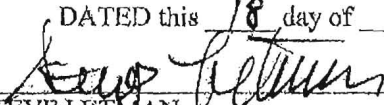
7. Brief narrative as to why the reduction was made:


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

8. Because 2016 is an intervening year, the parties have further agreed that the 2016 value shall also be adjusted in order to make it consistent with the 2015 value.

9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 2, 2016 at 8:30 a.m. be vacated.

DATED this 18 day of July, 2016.


STEVE LETMAN
Agent for Petitioner
Consultus Asset Valuation
68 Inverness Ln. E., Suite 105
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 67711