

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 71772</b>
Petitioner: <b>RIDGEGATE INVESTMENTS INC.</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 accepted 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.: R0492427+2**  
     **Category: Valuation/Protest Appeal      Property Type: Vacant Land**
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

**Total Value:      \$3,147,420**  
 (Reference Attached Stipulation)

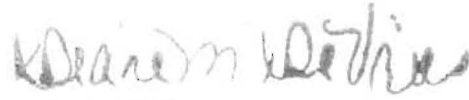
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2017 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 21st day of August 2018.

**BOARD OF ASSESSMENT APPEALS**



Diane M. DeVries



Debra A. Baumbach

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



Yesenia Araujo



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

Petitioner:

**RIDGEGATE INVESTMENTS, INC.,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorneys for Respondent:

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Docket Number: 71772

Schedule Nos.:  
R0492427 +2

**STIPULATION (As to Tax Year 2017 Actual Values)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2017 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 table below.
2. The subject properties are classified as Commercial Vacant Land property.

3. The table below reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2017.

4. The table below 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 2017 actual values of the subject properties.

Account	Type	Assessor Actual	CBOE Actual	Stipulated Actual
R0492427	Land	\$2,424,259	\$2,424,259	\$1,212,130
R0492429	Land	\$3,574,624	\$3,574,624	\$1,787,312
R0492430	Land	\$295,955	\$295,955	\$147,978
		\$6,294,838	\$6,294,838	\$3,147,420


6. The valuations shall be binding only with respect to tax year 2017.

7. Brief Narrative as to why the reductions were made: The Petitioner filed appeals on five separate vacant parcels in the Ridgeway development in southern Lone Tree. The assessment appeal includes two lots adjacent to Cabela's retail store on Ridgeway Parkway, west of Interstate 25, as well as three vacant lots also on Ridgeway Parkway, but east of Interstate 25, adjacent to the new parking garage facility. The Petitioner argued successfully that the three east parcels are in initial stages of land development and should be appraised by the County accordingly.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 1, 2018 at 8:30 a.m. be vacated.

DATED this 3rd day of August, 2018.

  
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