

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 73008
Petitioner: CASTLE CREEK COMMONS EAST LTD v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

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.: R0276921+2
Category: Valuation/Protest Appeal Property Type: Residential

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: \$6,750,000
 (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 9th day of January 2019.

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

Gordana Katardzic

Gordana Katardzic



BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	2019 JAN -3 AM 11: 22
Petitioner: CASTLE CREEK COMMONS EAST LTD, v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	Docket Numbers: 73008 & 74479 Schedule Nos.: R0276921 +2
Attorneys for Respondent: Dawn L. Johnson, #48451 Carmen Jackson-Brown, #49684 Megan Taggart, #47797 Office of the County Attorney Douglas County, Colorado 100 Third Street Castle Rock, Colorado 80104 Phone Number: 303-660-7414 FAX Number: 303-484-0399 E-mail: attorney@douglas.co.us	
STIPULATION (As to Tax Years 2017 & 2018 Actual Values)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2017 & 2018 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 Residential property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax years 2017 & 2018.

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 years 2017 & 2018 actual values of the subject properties, as also shown on Attachment A.

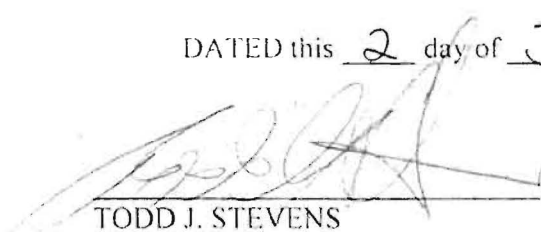
6. Except as otherwise provided herein, the valuations, as established on Attachment A, shall be binding only with respect to tax years 2017 & 2018.


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

Further review of analysis revealed that a portion of the property provided subsidized or reduced rental rates to tenants. This information and related financial details indicated that a change in value was warranted.

8. Both parties agree that the Docket 73008 hearing scheduled before the Board of Assessment Appeals on July 10, 2018 at 8:30 a.m. be vacated. A hearing has not yet been scheduled for Docket 74479.

DATED this 2 day of January, ~~2018~~ ²⁰¹⁹.


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Docket Numbers 73008 & 74479

DOCKET NOS. 73008 & 74479

ATTACHMENT A

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0276921	Land	\$140,416	\$140,416	\$140,416
	Improvements	<u>\$1,069,584</u>	<u>\$1,069,584</u>	<u>\$684,584</u>
	Total	\$1,210,000	\$1,210,000	\$825,000
R0276939	Land	\$139,503	\$139,503	\$139,503
	Improvements	<u>\$850,497</u>	<u>\$850,497</u>	<u>\$535,497</u>
	Total	\$990,000	\$990,000	\$675,000
R0284971	Land	\$680,778	\$680,778	\$680,778
	Improvements	<u>\$4,819,222</u>	<u>\$4,819,222</u>	<u>\$4,569,222</u>
	Total	\$5,500,000	\$5,500,000	\$5,250,000
	Totals	\$7,700,000	\$7,700,000	\$6,750,000