

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 73989</b>
Petitioner: <b>404 414 NOTE ACQUISITION LLC</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.: R0482730**  
     **Category: Valuation/Protest Appeal      Property Type: Commercial**
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:      \$989,756**  
 (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** this 16th day of January 2019.

**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.

*Yesenia Araujo*

\_\_\_\_\_  
Yesenia Araujo



2019 JAN 16 PM 12:01

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

Petitioner:

**404 414 NOTE ACQUISITION LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

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](mailto:attorney@douglas.co.us)

Docket Number: 73989

Schedule No.: R0482730

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

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2017 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, Blk 11 Town of Castle Rock. 0.399 AM/L LLA 2012093484.
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 2017:

Land	\$ 417,131
Improvements	<u>\$ 781,192</u>
Total	\$1,198,323

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

Land	\$ 417,131
Improvements	<u>\$ 781,192</u>
Total	\$1,198,323

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2017 actual value for the subject property:

Land	\$417,131
Improvements	<u>\$572,625</u>
Total	\$989,756

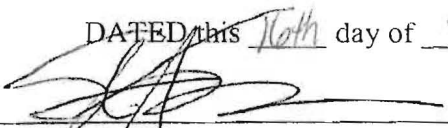
6. Except as otherwise provided herein, the valuations, as established above, shall be binding only with respect to tax year 2017.


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

Review of Pavilion improvement that was purchased by the Castle Rock Downtown Development Authority results in an exemption thus resulting in a reduction in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 9, 2018 at 8:30 a.m. be vacated.

DATED this 10th day of January, 2018. 2019

  
STEVE A. EVANS  
Agent for Petitioner  
The E Company  
PO Box 1750  
Castle Rock, CO 80104  
720-351-3515

  
DAWN L. JOHNSON, #48451  
for Respondent DOUGLAS COUNTY  
BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

Docket Number 73989