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| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203               | Docket Number: 74447 |
| Petitioner:<br><b>736 W. CASTLETON ROAD, NO. C</b><br>v.<br>Respondent:<br><b>DOUGLAS COUNTY BOARD OF COUNTY<br/>COMMISSIONERS</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.: R0459911**  
**Category: Abatement Appeal                      Property Type: Commercial**
2. Petitioner is protesting the 15-16 actual value of the subject property.
3. The parties agreed that the 15-16 actual value of the subject property should be reduced to:  

**Total Value: \$1,256,640**  
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 15-16 actual value of the subject property, as set forth above.  
The Douglas County Assessor is directed to change his/her records accordingly.

DATED this 4th day of April 2019.

BOARD OF ASSESSMENT APPEALS

*Diane M DeVries*

Diane M. DeVries

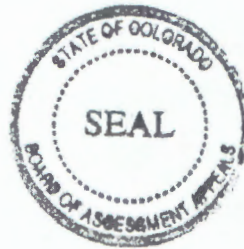
*Debra A. Baumbach*

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 APR -3 PM 4:14

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

Petitioner:

**736 W CASTLETON ROAD NO C LLC**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
COMMISSIONERS**

Docket Number: 74447

Schedule No.: R0459911

Attorneys for Respondent:

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**STIPULATION (As to Abatement/Refund for Tax Years 2015 & 2016)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2015 and 2016 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:  
Unit C Castleton Road Auto Center Condominiums
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 years 2015 & 2016:

|              |                    |
|--------------|--------------------|
| Land         | \$ 152,177         |
| Improvements | <u>\$1,161,583</u> |
| Total        | \$1,313,760        |

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

|              |                    |
|--------------|--------------------|
| Land         | \$ 152,177         |
| Improvements | <u>\$1,161,583</u> |
| Total        | \$1,313,760        |

5. After further review and negotiation, the Petitioner and the Douglas County Board of Commissioners agree to the following tax years 2015 & 2016 actual value for the subject property:

|              |                    |
|--------------|--------------------|
| Land         | \$ 152,177         |
| Improvements | <u>\$1,104,463</u> |
| Total        | \$1,256,640        |

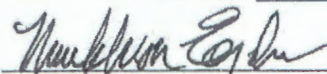
6. Except as otherwise provided herein, the valuations, as established above, shall be binding only with respect to tax years 2015 & 2016.

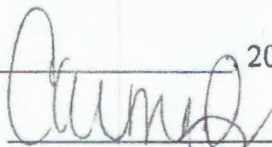
7. Brief narrative as to why the reduction was made:

Comparable sales indicated that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 29, 2019 at 8:30 a.m. be vacated.

DATED this 3rd day of April 2019

  
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Docket Number 74447