

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 74478</b>
Petitioner: <b>BRIDGEPORT CORPORATION</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.: R0474342**  
**Category: Valuation/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2018 actual value of the subject property.
3. The parties agreed that the 2018 actual value of the subject property should be reduced to:

**Total Value: \$3,425,470**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2018 actual value of the subject property, as set forth above.

The Douglas County Assessor is directed to change his/her records accordingly.

**DATED** this 14th 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*

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Yesenia Araujo



**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

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Petitioner:

**BRIDGEPORT CORPORATION,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Docket Numbers:  
73007 & 74478

Schedule No.:  
R0474342

Attorneys for Respondent:

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**STIPULATION (As to Tax Years 2017 & 2018 Actual Values)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2017 and 2018 valuations 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 1A, Block 1 Pine Tree Minor Development 1, 1st Amd. 0.528 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 years 2017 & 2018:

Residential Land	\$ 37,967
Residential Improvements	<u>\$364,632</u>
Total	\$402,599

Commercial Land	\$ 307,184
Commercial Improvements	<u>\$3,200,789</u>
Total	\$3,507,973

Total Property Value	\$3,910,572
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4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Residential Land	\$ 37,967
Residential Improvements	<u>\$364,632</u>
Total	\$402,599

Commercial Land	\$ 307,184
Commercial Improvements	<u>\$3,200,789</u>
Total	\$3,507,973

Total Property Value	\$3,910,572
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5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax years 2017 & 2018 actual value for the subject property:

Residential Land	\$ 34,500
Residential Improvements	<u>\$283,470</u>
Total	\$317,970

Commercial Land	\$ 310,496
Commercial Improvements	<u>\$2,797,004</u>
Total	\$3,107,500

Total Property Value	\$3,425,470
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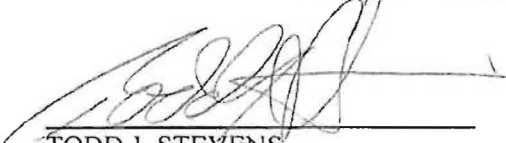
6. Except as otherwise provided herein, the valuations, as established above, shall be binding only with respect to tax years 2017 & 2018.

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

Further review of account data corrections and market data indicated that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 25, 2018 at 8:30 a.m. be vacated.

DATED this 12 day of November, 2018.



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Docket Numbers 73007 & 74478