

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 74480</b>
Petitioner: <b>CASTLE ROCK DEVELOPMENT COMPANY</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.: R0475937+3**  
     **Category: Valuation/Protest Appeal      Property Type: Vacant Land**
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: \$6,725,126**  
 (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 24th day of June 2019.

**BOARD OF ASSESSMENT APPEALS**

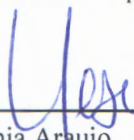


Diane M. DeVries



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



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

Petitioner:

**CASTLE ROCK DEVELOPMENT COMPANY**

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: 74480

Schedule Nos.:  
R0475937 +2.

**STIPULATION (As to Tax Year 2018 Actual Values)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 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 Commercial Vacant Land property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 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 year 2018 actual values of the subject properties, as also shown on Attachment A.

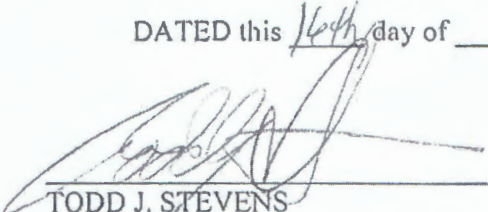
6. Except as otherwise provided herein, the valuations, as established on Attachment A, shall be binding only with respect to tax year 2018.


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

Review of the physical size and shape characteristics based on market data indicated that a reduction to value is warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 23, 2019 at 8:30 a.m. be vacated.

DATED this 16th day of May, 2019

  
TODD J. STEVENS  
Agent for Petitioner  
Stevens & Associates, Inc.  
10303 E. Dry Creek Rd. Suite 240  
Englewood, CO 80112  
303-347-1878

  
CARMEN JACKSON-BROWN, #49684  
for Respondent DOUGLAS COUNTY  
BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

Docket Number 74480



DOCKET NO. 74480

ATTACHMENT A

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0475937	\$ 1,638,098	\$ 1,638,098	\$ 1,309,682
R0482750	\$ 2,872,489	\$ 2,872,489	\$ 2,333,704
R0492122	\$ 3,259,471	\$ 3,259,471	\$ 2,374,403
R0484772	\$707,337	\$707,337	\$707,337
Totals	\$ 8,477,395	\$ 8,477,395	\$ 6,725,126

STATE OF COLORADO  
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