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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 74783 |
| Petitioner: CASTLE PARTNERS THREE 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.: R0416101
 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: \$21,026,775
 (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 15th 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



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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | 2019 JAN 14 AM 9:13 |
| Petitioner: CASTLE PARTNERS THREE LTD, v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION. | Docket Number: 74783 Schedule No.: R0416101 |
| 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 Year 2018 Actual Value) | |

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2018 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 1 Castle Pines Commercial #8 6.290 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 year 2018:

| | |
|--------------|---------------------|
| Land | \$ 1,424,760 |
| Improvements | <u>\$20,685,240</u> |
| Total | \$22,110,000 |

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

| | |
|--------------|---------------------|
| Land | \$ 1,424,760 |
| Improvements | <u>\$20,685,240</u> |
| Total | \$22,110,000 |

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2018 actual value for the subject property:

| | |
|--------------|---------------------|
| Land | \$ 1,424,760 |
| Improvements | <u>\$19,602,015</u> |
| Total | \$21,026,775 |

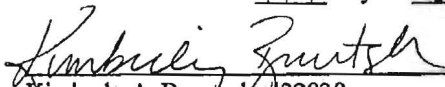
6. Except as otherwise provided herein, the valuations, as established above, shall be binding only with respect to tax year 2018.

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

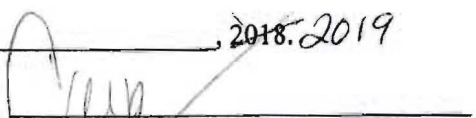
Further review of comparable sale properties and other market data indicated that a reduction in value was warranted and equalized with 2017 Order under Docket No. 73835.

8. A hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 17th day of January, ~~2018~~ 2019



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Docket Number 74783