

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 75118</b>
Petitioner: <b>GAMBEL OAK, LLC</b>  v.  Respondent: <b>DOUGLAS COUNTY BOARD OF COUNTY 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.: R0493228**  
     **Category: Abatement Appeal                      Property Type: Vacant Land**
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: \$431,490**  
(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 20th day of May 2019.

**BOARD OF ASSESSMENT APPEALS**

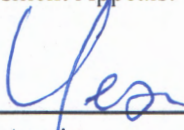


Diane M. DeVries



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



2019 MAY 17 PM 3:31

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

Petitioner:

**GAMBEL OAK LLC**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
COMMISSIONERS**

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Docket Number: 75118

Schedule No.: R0493228

**STIPULATION (As to Abatement/Refund for Tax Year 2017)**

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 5A-1 Block 4 Promenade at Castle Rock 1 Amd 11 1.312 AM/L
2. The subject property is classified as Commercial Vacant Land property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2017:

Land \$522,358

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

Land \$522,358

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

Land \$431,490

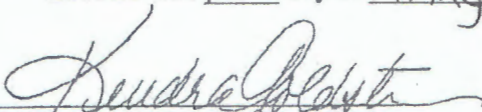
6. Except as otherwise provided herein, the valuations, as established above, shall be binding only with respect to tax year 2017.

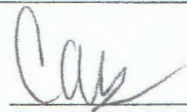
7. Brief narrative as to why the reduction was made:

Researched cost of bringing public infrastructure to the lots based upon the property owner's engineer's estimate on an adjacent block warranted an adjustment to value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 16, 2019 at 8:30 a.m. be vacated.

DATED this 17<sup>th</sup> day of MAY, 2019

  
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