

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 76790
Petitioner: HCA-HEALTHONE LLC 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.: R0487921
Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$195,000,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

DATED this 29th day of July 2020.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Tisha Luna

Tisha Luna



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

Petitioner:

HCA HEALHTHONE LLC

v.

Respondent:

DOUGLAS COUNTY BOARD OF EQUALIZATION

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Docket Number: 76790

Schedule No.: R0487921

STIPULATION (As to Tax Year 2019 Actual Value)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2019 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-A1A Ridgeway – Section 15 Filing 2 2nd Amd Per
LLA 2014030761 28.649 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 2019:

Land	\$ 19,093,642
Improvements	<u>\$193,532,250</u>
Total	\$212,625,892

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

Land	\$ 19,093,642
Improvements	<u>\$193,532,250</u>
Total	\$212,625,892

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2019 actual value for the subject property:

Land	\$ 19,093,642
Improvements	<u>\$175,906,358</u>
Total	\$195,000,000

6. Except as otherwise provided herein, the valuations, as established above, shall be binding only with respect to tax year 2019.


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

Adjustment to the account was merited based upon adjustments to a cost multiplier and depreciation calculation for the improvements, allocation of some of the land/site improvement value for parking that is shared by the attached medical office buildings but do not have parking within their accounts, and a reduction in land value based on the campus' size when compared to the sales utilized to establish land value in the neighborhood (LEA).


8. Because 2020 is an intervening year, the parties have further agreed that the 2020 value shall also be adjusted in order to make it consistent with the 2019 value.

9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 23, 2020 at 8:30 a.m. be vacated.

DATED this 16th day of June



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