

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 77163
Petitioner: TOLL CO II LP 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.: R0601334+158
Category: Valuation/Protest Appeal Property Type: Vacant Land
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: \$9,973,888
(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 9th 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

Gordana Katardzic

Gordana Katardzic



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

TOLL CO II LP

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

Docket Number: **77163**

Schedule Nos.:
R0601334 +158

STIPULATION (As to Tax Year 2019 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2019 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 Vacant Land property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2019.

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 2019 actual values of the subject properties, as also shown on Attachment A.

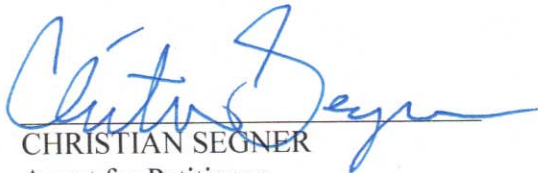
6. Except as otherwise provided herein, the valuations, as established on Attachment A, shall be binding only with respect to tax year 2019.

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

Minor adjustments made to the retail lot value followed by present worth application warranted a reduction in value.

8. 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 2nd day of June, 2020



CHRISTIAN SEGNER
Agent for Petitioner
Ryan, LLC
7979 E Tufts Avenue
Denver, CO 80237
303-222-1856



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

Docket Number 77163

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0601334	\$ 71,283	\$ 71,283	\$ 67,376
R0601335	\$ 68,072	\$ 68,072	\$ 64,342
R0601336	\$ 68,861	\$ 68,861	\$ 65,087
R0601337	\$ 68,549	\$ 68,549	\$ 64,793
R0601338	\$ 68,628	\$ 68,628	\$ 64,867
R0601339	\$ 70,432	\$ 70,432	\$ 66,572
R0601340	\$ 73,279	\$ 73,279	\$ 69,264
R0601341	\$ 74,761	\$ 74,761	\$ 70,664
R0601342	\$ 69,921	\$ 69,921	\$ 66,089
R0601343	\$ 69,623	\$ 69,623	\$ 65,808
R0601344	\$ 69,623	\$ 69,623	\$ 65,808
R0601345	\$ 70,215	\$ 70,215	\$ 66,367
R0601346	\$ 68,939	\$ 68,939	\$ 65,161
R0601347	\$ 68,939	\$ 68,939	\$ 65,161
R0601348	\$ 68,939	\$ 68,939	\$ 65,161
R0601349	\$ 68,939	\$ 68,939	\$ 65,161
R0601350	\$ 69,398	\$ 69,398	\$ 65,595
R0601351	\$ 71,832	\$ 71,832	\$ 67,895
R0601352	\$ 71,696	\$ 71,696	\$ 67,767
R0601353	\$ 70,287	\$ 70,287	\$ 66,435
R0601354	\$ 67,502	\$ 67,502	\$ 63,803
R0601355	\$ 66,831	\$ 66,831	\$ 63,169
R0601356	\$ 66,831	\$ 66,831	\$ 63,169
R0601357	\$ 66,831	\$ 66,831	\$ 63,169
R0601358	\$ 67,805	\$ 67,805	\$ 64,089
R0601359	\$ 69,995	\$ 69,995	\$ 66,159
R0601360	\$ 71,764	\$ 71,764	\$ 67,831
R0601361	\$ 71,900	\$ 71,900	\$ 67,960
R0601362	\$ 69,093	\$ 69,093	\$ 65,307
R0601363	\$ 69,921	\$ 69,921	\$ 66,089
R0601364	\$ 70,360	\$ 70,360	\$ 66,504
R0601365	\$ 67,085	\$ 67,085	\$ 63,409
R0601366	\$ 76,099	\$ 76,099	\$ 71,929
R0601367	\$ 71,559	\$ 71,559	\$ 67,637
R0601368	\$ 72,633	\$ 72,633	\$ 68,653
R0601369	\$ 64,867	\$ 64,867	\$ 61,312
R0601370	\$ 67,748	\$ 67,748	\$ 64,036
R0601371	\$ 70,360	\$ 70,360	\$ 66,504
R0601372	\$ 65,603	\$ 65,603	\$ 62,008
R0601373	\$ 69,623	\$ 69,623	\$ 65,808
R0601376	\$ 64,298	\$ 64,298	\$ 60,775

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R0601377	\$	64,961	\$	64,961	\$	61,401
R0601378	\$	61,181	\$	61,181	\$	57,828
R0601379	\$	61,181	\$	61,181	\$	57,828
R0601380	\$	62,061	\$	62,061	\$	58,660
R0601381	\$	63,109	\$	63,109	\$	59,651
R0601382	\$	63,109	\$	63,109	\$	59,651
R0601383	\$	63,211	\$	63,211	\$	59,747
R0601384	\$	63,211	\$	63,211	\$	59,747
R0601385	\$	64,585	\$	64,585	\$	61,045
R0601386	\$	63,712	\$	63,712	\$	60,221
R0601387	\$	63,211	\$	63,211	\$	59,747
R0601388	\$	63,811	\$	63,811	\$	60,315
R0601389	\$	64,298	\$	64,298	\$	60,775
R0601390	\$	64,961	\$	64,961	\$	61,401
R0601391	\$	63,909	\$	63,909	\$	60,407
R0601392	\$	73,087	\$	73,087	\$	69,082
R0601393	\$	68,939	\$	68,939	\$	65,161
R0601394	\$	68,706	\$	68,706	\$	64,941
R0601395	\$	64,867	\$	64,867	\$	61,312
R0601396	\$	64,867	\$	64,867	\$	61,312
R0601397	\$	64,867	\$	64,867	\$	61,312
R0601398	\$	64,867	\$	64,867	\$	61,312
R0601399	\$	64,585	\$	64,585	\$	61,045
R0601400	\$	63,909	\$	63,909	\$	60,407
R0601401	\$	63,909	\$	63,909	\$	60,407
R0601402	\$	63,909	\$	63,909	\$	60,407
R0601403	\$	63,909	\$	63,909	\$	60,407
R0601404	\$	63,909	\$	63,909	\$	60,407
R0601405	\$	63,909	\$	63,909	\$	60,407
R0601406	\$	64,201	\$	64,201	\$	60,683
R0601407	\$	68,861	\$	68,861	\$	65,087
R0601408	\$	66,916	\$	66,916	\$	63,249
R0601409	\$	63,909	\$	63,909	\$	60,407
R0601410	\$	63,909	\$	63,909	\$	60,407
R0601411	\$	64,394	\$	64,394	\$	60,866
R0601477	\$	63,413	\$	63,413	\$	59,938
R0601478	\$	61,845	\$	61,845	\$	58,456
R0601479	\$	61,845	\$	61,845	\$	58,456
R0601480	\$	61,845	\$	61,845	\$	58,456
R0601481	\$	61,845	\$	61,845	\$	58,456
R0601482	\$	62,061	\$	62,061	\$	58,660
R0601483	\$	64,201	\$	64,201	\$	60,683
R0601484	\$	65,330	\$	65,330	\$	61,750
R0601485	\$	65,146	\$	65,146	\$	61,576

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R0601486	\$	64,961	\$	64,961	\$	61,401
R0601487	\$	64,489	\$	64,489	\$	60,955
R0601488	\$	63,007	\$	63,007	\$	59,554
R0601489	\$	62,381	\$	62,381	\$	58,963
R0601490	\$	62,381	\$	62,381	\$	58,963
R0601491	\$	62,275	\$	62,275	\$	58,862
R0601492	\$	62,061	\$	62,061	\$	58,660
R0601493	\$	61,845	\$	61,845	\$	58,456
R0601494	\$	61,845	\$	61,845	\$	58,456
R0601495	\$	61,845	\$	61,845	\$	58,456
R0601496	\$	63,211	\$	63,211	\$	59,747
R0601497	\$	63,513	\$	63,513	\$	60,033
R0601498	\$	63,513	\$	63,513	\$	60,033
R0601499	\$	63,513	\$	63,513	\$	60,033
R0601500	\$	63,513	\$	63,513	\$	60,033
R0601501	\$	63,513	\$	63,513	\$	60,033
R0601502	\$	63,811	\$	63,811	\$	60,315
R0601503	\$	62,697	\$	62,697	\$	59,261
R0601504	\$	62,800	\$	62,800	\$	59,359
R0601505	\$	62,800	\$	62,800	\$	59,359
R0601506	\$	62,800	\$	62,800	\$	59,359
R0601507	\$	62,800	\$	62,800	\$	59,359
R0601508	\$	64,201	\$	64,201	\$	60,683
R0601511	\$	70,504	\$	70,504	\$	66,641
R0601512	\$	69,322	\$	69,322	\$	65,523
R0601513	\$	68,939	\$	68,939	\$	65,161
R0601514	\$	64,105	\$	64,105	\$	60,592
R0601515	\$	64,007	\$	64,007	\$	60,499
R0601516	\$	64,679	\$	64,679	\$	61,135
R0601517	\$	65,872	\$	65,872	\$	62,262
R0601518	\$	67,991	\$	67,991	\$	64,265
R0601519	\$	71,143	\$	71,143	\$	67,244
R0601520	\$	69,246	\$	69,246	\$	65,451
R0601521	\$	65,146	\$	65,146	\$	61,576
R0601522	\$	63,909	\$	63,909	\$	60,407
R0601523	\$	63,909	\$	63,909	\$	60,407
R0601524	\$	63,909	\$	63,909	\$	60,407
R0601525	\$	63,909	\$	63,909	\$	60,407
R0601526	\$	63,909	\$	63,909	\$	60,407
R0601527	\$	69,246	\$	69,246	\$	65,451
R0601528	\$	76,548	\$	76,548	\$	72,353
R0601529	\$	72,303	\$	72,303	\$	68,341
R0601530	\$	67,000	\$	67,000	\$	63,328
R0601531	\$	66,313	\$	66,313	\$	62,679

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R0601532	\$	67,000	\$	67,000	\$	63,328
R0601533	\$	65,603	\$	65,603	\$	62,008
R0601534	\$	64,961	\$	64,961	\$	61,401
R0601535	\$	65,603	\$	65,603	\$	62,008
R0601536	\$	67,419	\$	67,419	\$	63,724
R0601537	\$	68,939	\$	68,939	\$	65,161
R0601538	\$	66,660	\$	66,660	\$	63,007
R0601539	\$	66,226	\$	66,226	\$	62,596
R0601540	\$	66,916	\$	66,916	\$	63,249
R0601541	\$	66,574	\$	66,574	\$	62,925
R0601542	\$	65,238	\$	65,238	\$	61,663
R0601543	\$	66,226	\$	66,226	\$	62,596
R0601544	\$	70,142	\$	70,142	\$	66,298
R0601545	\$	69,847	\$	69,847	\$	66,019
R0601546	\$	68,232	\$	68,232	\$	64,493
R0601547	\$	69,016	\$	69,016	\$	65,234
R0601548	\$	67,666	\$	67,666	\$	63,958
R0601549	\$	67,666	\$	67,666	\$	63,958
R0601550	\$	69,093	\$	69,093	\$	65,307
R0601551	\$	69,169	\$	69,169	\$	65,378
R0601552	\$	69,246	\$	69,246	\$	65,451
R0601553	\$	69,548	\$	69,548	\$	65,737
R0601554	\$	71,213	\$	71,213	\$	67,311
R0601555	\$	73,846	\$	73,846	\$	69,799
R0601556	\$	64,298	\$	64,298	\$	60,775
R0601557	\$	62,800	\$	62,800	\$	59,359
R0601558	\$	62,800	\$	62,800	\$	59,359
R0601559	\$	62,800	\$	62,800	\$	59,359
R0601560	\$	62,800	\$	62,800	\$	59,359
R0601561	\$	63,513	\$	63,513	\$	60,033
Totals	\$	10,552,139	\$	10,552,139	\$	9,973,888