

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 77839
Petitioner: GAYFEATHER, 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.: R0493230
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: \$870,000
(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 16th day of June 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



2020 MAY 19 PM 4:05

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

Petitioner:

GAYFEATHER LLC

v.

Respondent:

DOUGLAS COUNTY BOARD OF EQUALIZATION

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Docket Number: 77839

Schedule No.: R0493230

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 5A-3 Block 4 Promenade at Castle Rock 1 Amd 11 1.659 AM/L
2. The subject property is classified as Commercial Vacant property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2019:

Land	\$992,213
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4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land	\$992,213
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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	\$870,000
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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:

The subject property is a 1.659 acre commercial lot in the Promenade subdivision area. After reviewing the size of the subject in comparison to sales, an adjustment to value is warranted.

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

DATED this 15th day of May



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