

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 77963
Petitioner: SUSO 4 ROXBOROUGH 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.: R0460306+1
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: \$11,680,090
(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 20th day of October 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

Martha Hernandez Sanchez

Martha Hernandez Sanchez



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

SUSO 4 ROXBOROUGH LP

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION**

Attorneys for Respondent:

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Docket Number: **77963**

Schedule Nos.:
R0460306 +1

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 Commercial 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:

While an adjustment is not merited for account R0460306, the mixed-use buildings included in account R0460309 had slightly higher vacancy and lower rents than the model, thus indicating that an adjustment is warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 2, 2020 at 8:30 a.m. be vacated.

DATED this 30th day of July, 2020

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Docket Number 77963

DOCKET NO. 77963

ATTACHMENT A

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0460306	Land	\$398,574	\$398,574	\$398,574
	Improvements	<u>\$2,833,326</u>	<u>\$2,614,221</u>	<u>\$2,614,221</u>
	Total	\$3,231,900	\$3,012,795	\$3,012,795
R0460309	Commercial Land	\$608,241	\$608,241	\$608,241
	Exempt Land	\$134,459	\$134,459	\$134,459
	Commerical Imps	\$6,663,731	\$6,663,731	\$6,440,561
	Exempt Imps	<u>\$1,484,034</u>	<u>\$1,484,034</u>	<u>\$1,484,034</u>
	Total	\$8,890,465	\$8,890,465	\$8,667,295
	Totals	\$12,122,365	\$11,903,260	\$11,680,090