

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 78207
Petitioner: CASTLE ROCK DEVELOPMENT COMPANY 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.: R0482750+11
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: \$12,586,482
(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 17th day of March 2021.

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:

CASTLE ROCK DEVELOPMENT COMPANY

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION**

Attorneys for Respondent:

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Docket Number: **78207**

Schedule Nos.:
R0482750 +11

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 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:

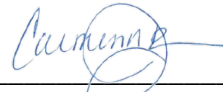
Review of present worth assumptions, land attributes, (if applicable) and availability of adjacent public infrastructure determined that based on the mass appraisal models utilized warranted an adjustment to values.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 9, 2021 at 8:30 a.m. be vacated.

DATED this 3 day of March, 2021



TODD J. STEVENS
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720-500-1081



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

Docket Number 78207

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0482750	\$ 2,537,314	\$ 2,537,314	\$ 2,537,314
R0484772	\$ 849,731	\$ 849,731	\$ 699,624
R0492122	\$ 4,606,627	\$ 4,606,627	\$ 2,843,597
R0475937	\$ 1,927,175	\$ 1,927,175	\$ 1,613,448
R0496220	\$ 1,013,368	\$ 1,013,368	\$ 963,262
R0496221	\$ 218,775	\$ 218,775	\$ 157,687
R0496222	\$ 248,388	\$ 248,388	\$ 179,032
R0477202	\$ 964,942	\$ 964,942	\$ 868,754
R0498126	\$ 306,476	\$ 306,476	\$ 260,651
R0498128	\$ 1,606,685	\$ 1,606,685	\$ 1,263,247
R0499317	\$ 1,187,292	\$ 1,187,292	\$ 964,753
R0600112	\$ 276,449	\$ 276,449	\$ 235,113
Totals	\$ 15,743,222	\$ 15,743,222	\$ 12,586,482