

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 78433
Petitioner: KOHL'S DEPARTMENT STORES, INC. 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.: R0448312
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: \$8,099,956
(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 December 2020.

BOARD OF ASSESSMENT APPEALS



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

Martha Hernandez Sanchez

Martha Hernandez Sanchez



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

KOHL'S DEPARTMENT STORES INC

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 Numbers:

78433 & 2020BAA263

Schedule No.:

R0448312

STIPULATION (As to Tax Years 2019 & 2020 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2019 & 2020 valuations 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 4A Milestone Flg 4 5th Amend 9.044 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 years 2019 & 2020:

Land	\$3,584,886
Improvements	<u>\$5,331,175</u>
Total	\$8,916,061

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

Land	\$3,584,886
Improvements	<u>\$5,331,175</u>
Total	\$8,916,061

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax years 2019 & 2020 actual value for the subject property:

Land	\$2,816,697
Improvements	<u>\$5,283,259</u>
Total	\$8,099,956

6. Except as otherwise provided herein, the valuations, as established above, shall be binding only with respect to tax years 2019 & 2020.

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

Based on cost approach as well as the sales and rental rate estimates provided by petitioner along with an adjustment for an outsized lot attribute warranted an adjustment to value.

8. Both parties agree that the Docket 78433 hearing scheduled before the Board of Assessment Appeals on January 25, 2021 at 8:30 a.m. and the Docket 2020BAA263 hearing scheduled on June 17, 2021 at 8:30 a.m. be vacated.

DATED this 22nd day of December, 2020



SARAH KELLNER, #38111
Attorney for Petitioner
Faegre Drinker Biddle & Reath, LLP
1144 15th Street, Suite 3400
Denver, CO 80202
303-607-3808



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

Docket Numbers 78433 & 2020BAA263