

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 78624</b>
Petitioner: <b>RIDGEGATE INVESTMENTS INC.</b>  v. Respondent: <b>DOUGLAS COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0481152+3**  
**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: \$8,791,558**  
(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 22nd day of December 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

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Petitioner:

**RIDGEGATE INVESTMENTS INC**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION**

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Docket Number: **78624**

Schedule Nos.:  
**R0481152 +3**

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**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:

A minor adjustment was applied to the superior visibility attribute.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 14, 2021 at 8:30 a.m. be vacated.

DATED this 16 day of December, 2020



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Docket Number 78624

DOCKET NO. 78624

ATTACHMENT A

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0481152	Land	\$1,449,800	\$1,449,800	\$1,449,800
R0482320	Land	\$3,035,577	\$3,035,577	\$2,460,409
	Improvements	<u>\$586,120</u>	<u>\$586,120</u>	<u>\$586,120</u>
	Total	\$3,621,697	\$3,621,697	\$3,046,529
R0482330	Land	\$3,587,116	\$3,587,116	\$2,907,446
R0491195	Land	\$1,387,783	\$1,387,783	\$1,387,783
	Totals	\$10,046,396	\$10,046,396	\$8,791,558