

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 80261</b>
Petitioner: <b>JZKM LLC</b>  v. Respondent: <b>DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS</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.: R0329705**  
**Category: Abatement 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:        \$2,320,300**  
(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 18th day of February 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

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Petitioner:

**JZKM LLC**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
COMMISSIONERS**

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Docket Number: **80261**

Schedule No.: **R0329705**

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**STIPULATION (As to Abatement/Refund for Tax Year 2019)**

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 47 Park 85 - 1.00 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 year 2019:

Land	\$ 348,480
Improvements	<u>\$2,089,620</u>
Total	\$2,438,100

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

Land	\$ 348,480
Improvements	<u>\$2,089,620</u>
Total	\$2,438,100

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

Land	\$ 348,480
Improvements	<u>\$1,971,820</u>
Total	\$2,320,300


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

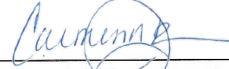
7. Brief narrative as to why the reduction was made:

Minor adjustment was supported via the income approach given the market rents for similar vintage and sized comparable properties.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 1, 2021 at 8:30 a.m. be vacated.

DATED this 18th day of February, 2021

  
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