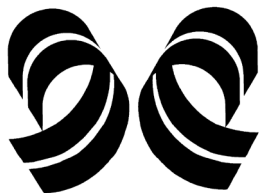


## COUNTY ATTORNEY'S OFFICE



### MEMORANDUM

**TO:** BOARD OF COUNTY COMMISSIONERS

**APPROVED BY:** W. CASEY BROWN,  
ASSISTANT COUNTY ATTORNEY

**DATE:** NOVEMBER 4, 2024

**RE:** PROPOSED SETTLEMENT AGREEMENT

The Assessor's Office has requested a reduction in value for the following property. The value of the subject property has been appealed from the Board of County Commissioners ("BOCC") sitting as the Douglas County Board of Equalization ("BOE") to the State Board of Assessment Appeals ("BAA"). This case may not be settled without approval of the BOCC. The Attorney's Office will need settlement authority from the BOCC before signing the stipulation with the taxpayer. The information in this memo is a summary of the settlement justification offered by the Assessor's Office.

***GKT Lone Tree Commons, LLC v. Douglas County BOE,***  
**BAA Docket No. 2023BAA3016**

*BOE Decision:* November 1, 2023

*BOE Action:* Petition Adjusted

*Current Status:* Protest Tax Year 2023; Scheduled at BAA

*Property Profile:* Address: 7600 Park Meadows Drive, Lone Tree 80124  
Type: Neighborhood Shopping Center

*New Information:*

The subject property is a one-story, L-shaped neighborhood shopping center of 45,036 SF and built in 2001. It is located across the street from Sam's Club in Lone Tree and is situated on a 4.726-acre lot. A portion of the space has limited visibility to Park Meadows Drive resulting in differing rental rates depending on a tenant's location in the building. For the BAA analysis, the appeals appraiser re-examined the sales comparison and income approaches as well as a review of

the subject property's study period profit and loss statements and rent rolls. The property has experienced higher than market vacancy during the study period with 13% of the space occupied by tenants on month-to-month leases at the end of the study. These risks were accounted for by the selection of comparable sales and income approach inputs that reflected the factors affecting this specific center. Both approaches to value supported an adjustment. Based upon our discussion with the agent and upon approval of the owner, a stipulation was agreed upon to change the 2021 value from \$11,620,000 to \$10,420,000.

***GKT Meadows Market Place, LLC v. Douglas County BOE,  
BAA Docket No. 2023BAA3018***

*BOE Decision:* November 1, 2023

*BOE Action:* Petition Adjusted

*Current Status:* Protest Tax Year 2023; Scheduled at BAA

*Property Profile:* Address: 8441-8481 South Yosemite Street, Lone Tree 80124  
Type: Neighborhood Shopping Center

*New Information:*

The subject property includes four improvements that are a mix of inline, mid-box, and freestanding retail commercial space that were constructed between 1996 to 1998. The shopping center consists of approximately 243,693 SF and is located along South Yosemite Street with rear exposure to C-470 in the City of Lone Tree. Study period rent rolls and income & expense statements were provided by the petitioner. For the BAA analysis, the appeals appraiser re-examined all three approaches to value. In particular, the vacancy of the former Bed Bath & Beyond (40,000 SF) had to be considered as part of the Account #R0401347 portion of the valuation. The overall analysis supported the current actual value for accounts R0469440, R0469442, R0469444 but a downward adjustment for account R0401347 was merited based on significant long-term vacancy and lease-up costs for that improvement. After discussion with the petitioner's representative, upon approval of the client, a stipulation was agreed to adjust the combined value of the appealed property from \$41,185,297 to \$39,200,000.