

COUNTY ATTORNEY'S OFFICE



MEMORANDUM

TO: BOARD OF COUNTY COMMISSIONERS

APPROVED BY: ANDREW C. STEERS,
DEPUTY COUNTY ATTORNEY

DATE: December 9, 2025

RE: PROPOSED SETTLEMENT AGREEMENT

The Assessor's Office has requested a reduction in value for the following property. The value of the subject property have 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 taxpayers. The information in this memo is a summary of the settlement justification offered by the Assessor's Office.

BOE Decision: November 1, 2023 and October 29, 2024

BOE Action: Petition denied

Current Status: Protest Tax Year 2023 and 2024; Scheduled at BAA

Property Profile: Address: 5940, 5950 PROMENADE PARKWAY, CASTLE ROCK
80108

Type: Warehouse Retail

New Information: The subject property is a Sam's Club retail improvement of 136,482 SF with an accessory Gas Island built in 2016. The improvements are situated on a 16.44-acre site in the Promenade Commercial corridor in the Town of Castle Rock. For the BAA analysis, the appeals appraiser reviewed the Cost, Sales Comparison, and Income approaches to value. While the Cost approach supported the current value, an adjustment was merited via the Sales Comparison given the sales data of similar improvements which sold during the extended study period which suggests

a certain level of functional obsolescence when former big box properties sell after their original owners leave the building. The final stipulation reconciles the two approaches of value with the most weight placed on the Cost approach. The owner's representative and the Assessor's Office have agreed to adjust Tax Years 2023/24 from \$18,700,237 to \$16,830,000. In the case of Tax Year 2023, the difference between the Douglas County rebate for Tax Year 2023 paid and the adjusted rebate amount based on this stipulation will be deducted from final settlement refund amount.