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| <p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>C AND Z PARTNERS, LLC,</p> <p>v.</p> <p>Respondent:</p> <p>DOUGLAS COUNTY BOARD OF EQUALIZATION.</p> | |
| <p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: David Zaterman, C and Z Partners LLC Address: 25 Huntwick Lane Englewood, Colorado 80110 Phone Number: (303) 407-1711 E-mail: Attorney Registration No.:</p> | <p>Docket Number: 37618</p> |
| <p>ORDER (On Stipulation)</p> | |

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved 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:

**LOT 1A, HIGHLANDS RANCH #20, 9TH AMENDMENT
DOUGLAS COUNTY SCHEDULE NO. 0404543**

2. Petitioner is protesting the 2000 actual value of the subject property.

3. The parties agreed that the 2000 actual value of the subject property should be reduced to:

| | |
|--------------------------|---------------------|
| Commercial Land | \$ 484,387.00 |
| Residential Land | \$ 3,485.00 |
| Commercial Improvements | \$1,017,128.00 |
| Residential Improvements | <u>\$ 45,000.00</u> |
| Total | \$1,550,000.00 |

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2000 actual value of the subject property, as set forth above.

The Douglas County Assessor is directed to change her records accordingly.

DATED/MAILED this 27th day of March, 2001.

This decision was put on the record

March 27, 2001

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Diane Von Dollen
Diane Von Dollen

Docket Number 37618.stip

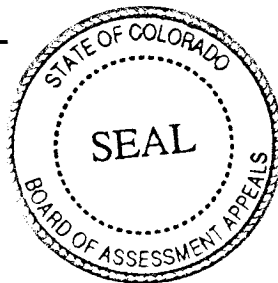
BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Harry J Fuller

Harry J. Fuller



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

C AND Z PARTNERS, LLC

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

Lance J. Ingalls
Assistant County Attorney
Office of the County Attorney
Douglas County, Colorado
100 Third Street
Castle Rock, Colorado 80104
Phone Number: 303-660-7414
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Atty. Reg. #: 24607

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Docket Number: 37618

Schedule No.: 0404543

STIPULATION (As to Tax Year 2000 Actual Value)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2000 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 1A, Highlands Ranch #20, 9th Amendment, 121,292 sq. ft. or 2.784 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 2000:

| | |
|--------------------------|-------------|
| Commercial Land | \$ 484,387 |
| Residential Land | \$ 3,485 |
| Commercial Improvements | \$1,267,128 |
| Residential Improvements | \$ 45,000 |
| Total | \$1,800,000 |

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

| | |
|--------------------------|-------------|
| Commercial Land | \$ 484,387 |
| Residential Land | \$ 3,485 |
| Commercial Improvements | \$1,267,128 |
| Residential Improvements | \$ 45,000 |
| Total | \$1,800,000 |

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2000 actual value for the subject property:

| | |
|--------------------------|-------------|
| Commercial Land | \$ 484,387 |
| Residential Land | \$ 3,485 |
| Commercial Improvements | \$1,017,128 |
| Residential Improvements | \$ 45,000 |
| Total | \$1,550,000 |

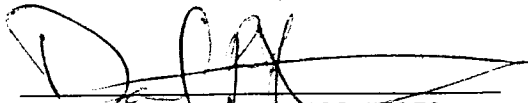
6. The valuations, as established above, shall be binding only with respect to tax year 2000.

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


Further review of market and income approaches indicated a lower valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 14, 2001 at 2:00 p.m. be vacated.

DATED this 15th day of March, 2001.



DAVID B. ZATERMAN, #5972
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303-407-1711



LANCE J. INGALLS, #24607
Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
100 Third Street
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303-660-7414

Docket No. 37618

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| <p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>C AND Z PARTNERS, LLC,</p> <p>v.</p> <p>Respondent:</p> <p>DOUGLAS COUNTY BOARD OF EQUALIZATION.</p> | |
| <p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: David Zaterman C and Z Partners, LLC</p> <p>Address: 25 Huntwick Lane Englewood, CO 80110</p> <p>Phone Number: (303) 407-1711</p> <p>Attorney Registration No.:</p> | <p>Docket Number: 37618</p> |
| <p>AMENDMENT TO ORDER (On Stipulation)</p> | |

THE BOARD OF ASSESSMENT APPEALS hereby amends page 2 of its 2001 Order in the above-captioned appeal to reflect that the actual value of the subject property should be reduced as follows:

| | |
|--------------------------|---------------------|
| Commercial Land | \$ 480,902.00 |
| Residential Land | \$ 3,485.00 |
| Commercial Improvements | \$1,020,613.00 |
| Residential Improvements | <u>\$ 45,000.00</u> |
| Total | \$1,550,000.00 |

In all other respects, the March 27, 2001 order shall remain in full force and effect.

DATED/MAILED this 5th day of January, 2002.

This amendment was put on the record

BOARD OF ASSESSMENT APPEALS

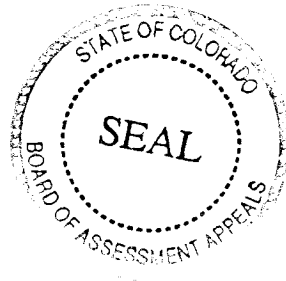
January 4, 2002

Karen E. Hart
Karen E. Hart

I hereby certify that this is a true
and correct copy of the decision of
the Board of Assessment Appeals.

Penny S. Bunnell
Penny S. Bunnell

Mark R. Linné
Mark R. Linné



Docket No. 37618

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

C AND Z PARTNERS, LLC

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

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Assistant County Attorney
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FAX Number: 303-688-6596
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Atty. Reg. #: 24607

Docket Number: 37618

Schedule No.: 0404543

AMENDED STIPULATON (As to Tax Year 2000 Actual Value)

Petitioner and Respondent hereby enter into this Amended Stipulation regarding the tax year 2000 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 1A, Highlands Ranch #20, 9th Amendment, 121,292 sq. ft. or 2.784 AM/L

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

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| Commercial Land | \$ 484,387 |
| Residential Land | \$ 3,485 |
| Commercial Improvements | \$1,270,128 |
| Residential Improvements | \$ 45,000 |
| Total | \$1,800,000 |

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2000 actual value for the subject property:

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| Commercial Land | \$ 480,902 |
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| Residential Improvements | \$ 45,000 |
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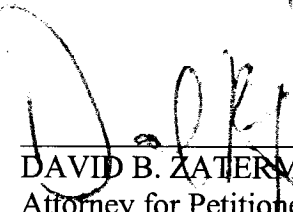
6. The valuations, as established above, shall be binding only with respect to tax year 2000.

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

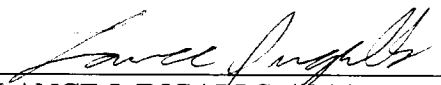
Further review of market and income approaches indicated a lower valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 14, 2001 at 2:00 p.m. be vacated.

DATED this 11th day of November, 2001.



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