

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>AMF BOWLING CENTERS,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b></p>	▲
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Steve A. Evans, Bridge &amp; Associates Address: P.O. Box 280367 Lakewood, CO 80228 Phone Number: (303) 237-6997 E-mail: Attorney Reg. No.:</p>	<p><b>Docket Number: 38353</b></p>
<p><b>ORDER ON STIPULATION</b></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 properties are described as follows:

**County Schedule No.: 0328084**  
**Category: Valuation**

**Property Type: Commercial**

2. Petitioner is protesting the 2001 actual value of the subject properties.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$ 601,612.00
Improvements	<u>\$ 473,388.00</u>
Total	\$1,075,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

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

**DATED/MAILED** this 18th day of January, 2002.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on the record

January 18, 2002

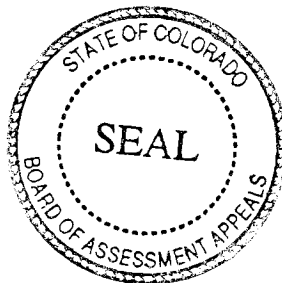
Karen E. Hart  
Karen E. Hart

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

Mark R. Linné  
Mark R. Linné

Diane Von Dollen  
Diane Von Dollen

Docket Number 38353



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**AMF BOWLING CENTERS,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

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STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

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Docket Number: **38353**

Schedule No.: **0328084**

**STIPULATION (As to Tax Year 2001 Actual Value)**

Petitioner and Respondent hereby enter into this Stipulation regarding the, tax year 2001 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 3, Highlands Ranch #16, 2.423 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 2001:

Land	\$ 601,612
Improvements	\$ 598,388
Total	\$1,200,000

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

Land	\$ 601,612
Improvements	\$ 598,388
Total	\$1,200,000

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2001 actual value for the subject property:

Land	\$ 601,612
Improvements	\$ 473,388
Total	\$1,075,000

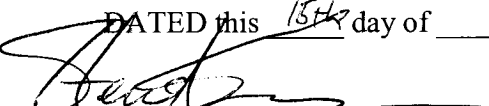
6. The valuations, as established above, shall be binding only with respect to tax year 2001.


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

Further consideration of income approach supported a lower valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 7, 2002 at 1:00 p.m. be vacated.

DATED this 15th day of January, 2002.

  
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303-237-6997

  
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