

<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>1<sup>ST</sup> BANK,</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: Tax Profile Services, Inc.  Address: 2525 16<sup>th</sup> Street, Suite 225  Denver, CO 80211  Phone Number: (303) 477-4504  E-mail:  Attorney Registration No.:</p>	<p><b>Docket Number: 38388</b></p>
<p style="text-align: center;"><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 property is described as follows:

**County Schedule No.: R038112**

**Category: Valuation**

**Property Type: Commercial Real**

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

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

Land	\$531,776.00
Improvements	<u>\$368,536.00</u>
Total	\$900,312.00

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 her records accordingly.

**DATED/MAILED** this 19th day of December, 2001.

This decision was put on the record

December 18, 2001

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

*Mark R Linné*

Mark R. Linné

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



Docket Number 38388

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**1<sup>st</sup> BANK,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

LANCE J. INGALLS  
Assistant County Attorney  
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STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

Docket Number: **38388**

Schedule No.: **R0381112**

**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 2, Parker Central Area #10, .872 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	\$ 531,776
Improvements	\$ 550,388
Total	\$1,082,164

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

Land	\$531,776
Improvements	\$418,224
Total	\$950,000

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	\$531,776
Improvements	\$368,536
Total	\$900,312


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

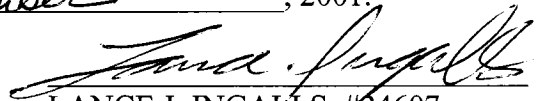
7. Brief narrative as to why the reduction was made:

Further 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 December 19, 2001 at 8:30 a.m. be vacated.

DATED this 14<sup>th</sup> day of December, 2001.

  
JEFFREY M. MONROE  
Agent for Petitioner  
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Docket Number 38388

  
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