

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

Reference Attached Stipulation

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 27th day of July, 2002.

This decision was put on the record

July 26, 2002

BOARD OF ASSESSMENT APPEALS

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

Debra A. Baumbach,

Debra A. Baumbach

Penny S. Bunnell
Penny S. Bunnell

Docket Number: 38794



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

**HIGHLANDS RANCH & BROADWAY
ASSOCIATES,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

LANCE INGALLS
Assistant County Attorney
Office of the County Attorney
Douglas County, Colorado
100 Third Street
Castle Rock, Colorado 80104
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Atty. Reg. #: 24607

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APPEALS

RECORD

Docket Number: **38794**

Schedule Nos.:
R0405561+1

STIPULATION (As to Tax Year 2001 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2001 valuations of the subject properties, 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 properties subject to this Stipulation are described as set forth in the County Schedule Numbers on Attachment A.
2. The subject properties are classified as Commercial property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2001.

4. Attachment A further reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.

5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax year 2001 actual values of the subject properties, as also shown on Attachment A.

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

7. Brief Narrative as to why the reductions were made:

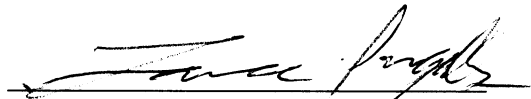
Further review of actual income and expense information warranted an adjustment.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 16, 2002 at 8:30 a.m. be vacated.

DATED this 18th day of July, 2002.



TODD J. STEVENS
Agent for Petitioner
Stevens & Associates Cost Reduction
Specialists, Inc.
7950 South Lincoln Street, Suite 110
Littleton, CO 80122
303-347-1878



LANCE J. INGALLS
Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
100 Third Street
Castle Rock, CO 80104
303-660-7414

Docket Number 38794

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
0405561	Land	\$934,362	\$934,362	\$934,362
	Improvements	\$2,365,638	\$2,365,638	\$2,065,638
	Total	\$3,300,000	\$3,300,000	\$3,000,000
0405556	Land	\$1,133,867	\$1,133,867	\$1,133,867
	Improvements	\$3,166,133	\$3,166,133	\$2,866,133
	Total	\$4,300,000	\$4,300,000	\$4,000,000