

<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>HIGHLANDS RANCH COMMERCE CENTER,</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: Thomas E. Downey, Jr. Esq. Address: 733 E. 8<sup>th</sup> Avenue Denver, CO 80203 Phone Number: (303) 813-1111 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 39020</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 property is described as follows:

**County Schedule No.: R0416087, R0428419**  
**Category: Valuation                      Property Type: Commercial**

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:

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 8<sup>th</sup> day of August, 2002.

This decision was put on the record

August 7, 2002

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart

Karen E. Hart

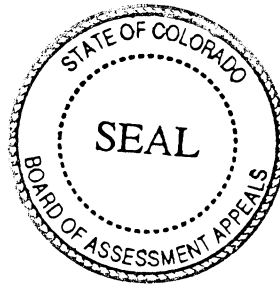
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Debra A. Baumbach

Debra A. Baumbach

Penny S. Bunnell  
Penny S. Bunnell

Docket Number: 39020



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**HIGHLANDS RANCH COMMERCE CENTER,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

**KELLY DUNNAWAY**  
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Atty. Reg. #: 31896

Docket Number: **39020**

Schedule Nos.:

**R0428419+1**

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

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RECORDED

**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 the Attachment to this Stipulation.
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 market and income approaches indicated a lower valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 17, 2002 at 1:00 p.m. be vacated.

DATED this 31<sup>st</sup> day of July, 2002.



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BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

Docket Number 39020

<b>PARCEL #</b>		<b>ASSESSOR VALUES</b>	<b>BOE VALUES</b>	<b>STIPULATED VALUES</b>
R0416087	Land	\$485,502	\$485,502	\$485,502
	Improvements	\$2,344,498	\$2,344,498	\$2,002,498
	Total	\$2,830,000	\$2,830,000	\$2,488,000
R0428419	Land	\$1,177,531	\$1,177,531	\$1,177,531
	Improvements	\$6,454,800	\$6,454,800	\$6,454,800
	Total	\$7,632,331	\$7,632,331	\$7,632,331