

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

QUEBEC PARK ASSOCIATES, LLLP,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney or Party Without Attorney for the Petitioner:

Name: Ray J. Meissner
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Littleton, CO 80163-0408
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E-mail:
Attorney Registration No.:

Docket Number: 39131

ORDER (On Stipulation)

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 2B-1 HIGHLANDS RANCH 58A 4TH AMEND 2.284 AM/L –
COUNTY SCHEDULE NO. R0401113.

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	\$1,019,739.00
Improvement	<u>\$1,180,261.00</u>
Total	\$2,200,000.00

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 her records accordingly.

DATED/MAILED this 17th day of November, 2001.

This decision was put on the record

November 16, 2001

BOARD OF ASSESSMENT APPEALS

Karen E Hart

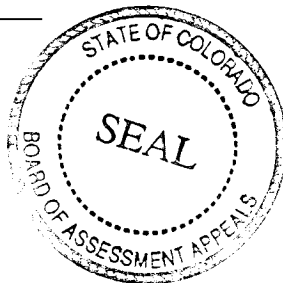
Karen E. Hart

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 39131

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STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

QUEBEC PARK ASSOCIATES LLLP,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

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Docket Number: **39131**

Schedule No.: **R0401113**

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 2B-1 Highlands Ranch 58A, 4th Amendment, 2.284 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	\$1,019,739
Improvements	\$1,280,261
Total	\$2,300,000

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

Land	\$1,019,739
Improvements	\$1,280,261
Total	\$2,300,000

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	\$1,019,739
Improvements	\$1,180,261
Total	\$2,200,000

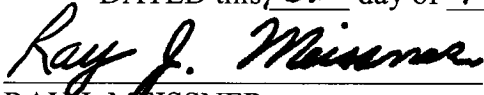
6. The valuations, as established above, shall be binding only with respect to tax year 2001.

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

Further consideration of market approach warranted an adjustment.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 20, 2001 at 2:00 p.m. be vacated.

DATED this 15th day of NOVEMBER, 2001.



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