

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>PFEILEY COMPANY, LLC</p> <p>v.</p> <p>Respondent:</p> <p>DOUGLAS COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Mr. Dan George Bridge & Associates Address: P.O. Box 280367 Lakewood, Colorado 80228 Phone Number: 303-237-6997</p>	<p>Docket Number: 40466</p>
<p>ORDER ON STIPULATION</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.: R0411767

Category: Valuation Property Type: Commercial

2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

Land	\$1,458,389.00
Improvements	\$2,991,611.00
Total	\$4,450,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2002 actual value of the subject property, as set forth above.

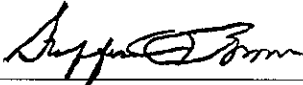
The Douglas County Assessor is directed to change her records accordingly.

DATED/MAILED this 23rd day of January, 2003.

This decision was put on the record

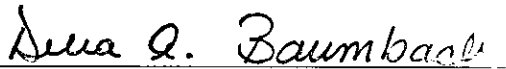
January 22, 2003

BOARD OF ASSESSMENT APPEALS

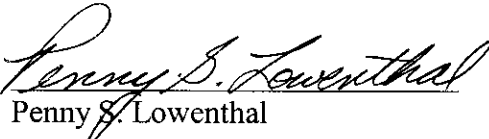


Steffen A. Brown

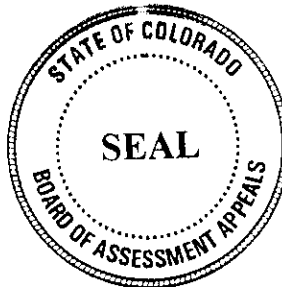
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals



Debra A. Baumbach



Penny S. Lowenthal



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

PFEILEY COMPANY LLC,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

Kelly Dunnaway
Deputy County Attorney
Office of the County Attorney
Douglas County, Colorado
100 Third Street
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Phone Number: 303-660-7414
FAX Number: 303-688-6596
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Atty. Reg. #: 31896

Docket Number: **40466**

Schedule No.: **R0411767**

STIPULATION (As to Tax Year 2002 Actual Value)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2002 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 10A Park Meadows Town Center #1A, 4th Amend. 1.864 AM/L
2. The subject property is classified as Commercial property.

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2002:

Land	\$1,458,389
Improvements	\$3,041,611
Total	\$4,500,000

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

Land	\$1,458,389
Improvements	\$3,041,611
Total	\$4,500,000

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2002 actual value for the subject property:

Land	\$1,458,389
Improvements	\$2,991,611
Total	\$4,450,000

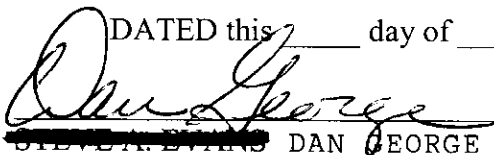
6. The valuations, as established above, shall be binding only with respect to tax year 2002.

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

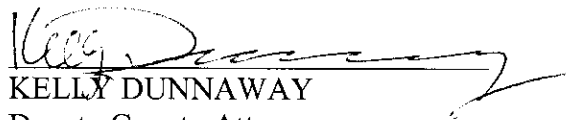
Further review of market and income approaches indicated a lower valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 15, 2003 at 3:00 p.m. be vacated.

DATED this _____ day of _____, 2003.


~~STEVEN EVANS~~ DAN GEORGE

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Bridge & Associates
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303-237-6997


KELLY DUNNWAY

Deputy County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
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Docket Number 40466