

<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>THE CONSERVATION FUND,</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: Mark G. Grueskin Isaacson, Rosenbaum, Woods &amp; Levy Address: 633 17<sup>th</sup> Street, Suite 2200 Denver, CO 80202 Phone Number: (303) 292-5656</p>	<p><b>Docket Number: 40793</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.: R0433111, R0432297, R0433105, R0433125, R0433108,  
R042473, R042740**

**Category: Valuation      Property Type: Vacant Land**

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:

Reference attached Stipulation – Exhibit A

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 his/her records accordingly.

**DATED/MAILED** this 21<sup>st</sup> day of May, 2003.

This decision was put on the record

May 20, 2003

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

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

*Debra A. Baumbach*

Debra A. Baumbach

*Penny S. Lowenthal*  
Penny S. Lowenthal



**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**  
1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**THE CONSERVATION FUND,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

MICHELLE L. BENNETT  
Assistant County Attorney  
Office of the County Attorney  
Douglas County, Colorado  
100 Third Street  
Castle Rock, Colorado 80104  
Phone Number: 303-660-7414  
FAX Number: 303-688-6596  
E-mail: [attorney@douglas.co.us](mailto:attorney@douglas.co.us)  
Atty. Reg. #: 30037

Docket Number: **40793**

Schedule Nos.:  
**R0433111+6**

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**STIPULATION (As to Tax Year 2002 Actual Values)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2002 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 Vacant Land property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2002.

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 2002 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 2002.


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

Further consideration of conservation easement and change from market value to open space value warranted a lower valuation.

8. A hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 19<sup>th</sup> day of May, 2003.

  
MARK G. GRUESKIN, #14621  
Attorney for Petitioner  
Isaacson, Rosenbaum, Woods & Levy, P.C.  
633 17<sup>th</sup> Street, Suite 2200  
Denver, CO 80202  
303-292-5656

  
MICHELLE L. BENNETT, #30037  
Assistant County Attorney  
for Respondent DOUGLAS COUNTY  
BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

Docket Number 40793

<b>PARCEL #</b>	<b>ASSESSOR VALUES</b>	<b>BOE VALUES</b>	<b>STIPULATED VALUES</b>
R0433111	\$448,030	\$448,030	\$31,150
R0432297	\$268,818	\$268,818	\$7,545
R0433105	\$610,950	\$610,950	\$94,360
R0433125	\$120	\$120	\$40
R0433108	\$5,550	\$5,550	\$5,550
R0424743	\$323,968	\$323,968	\$40,420
R0424740	\$662,804	\$662,804	\$82,695