

<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>BENJAMIN S AND GAIL E CATLIN ET AL,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DOUGLAS COUNTY BOARD OF COMMISSIONERS.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Stevens &amp; Associates Todd J. Stevens</p> <p>Address: 8005 S. Chester St. #340 Englewood, CO 80112</p> <p>Phone Number: (303) 347-1878</p>	<p><b>Docket Number: 40974</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.: R0426510**

**Category: Refund/Abatement**                      **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:

Land	\$ 1,509,354.00
Improvements	<u>\$11,990,646.00</u>
Total	\$13,500,000.00

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 his/her records accordingly.

**DATED/MAILED** this 3<sup>rd</sup> day of February, 2004.

This decision was put on the record

February 2, 2004

**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

*Jackie J. Brown*  
Jackie J. Brown



The seal is circular with a double-line border. The outer ring contains the text "STATE OF COLORADO" at the top and "BOARD OF ASSESSMENT APPEALS" at the bottom. In the center, the word "SEAL" is written in a bold, serif font.

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioners:

**BENJAMIN S. and GAIL E. CATLIN ET AL.**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
COMMISSIONERS.**

Attorney for Respondent:

MICHELLE B. GOMBAS  
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: **40974**

Schedule No.: **R0426510**

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BOARD OF ASSESSMENT APPEALS

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**STIPULATION (As to Abatement/Refund for Tax Year 2001)**

Petitioners 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 Petitioners and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

Lot 2A, Blk 6 Meridian Office Park #1, 17<sup>th</sup> Amend. 6.300 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	\$ 1,509,354
Improvements	\$17,888,566
Total	\$19,397,920

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

Land	\$ 1,509,354
Improvements	\$17,290,646
Total	\$18,800,000

5. After further review and negotiation, the Petitioners and the Douglas County Board of Commissioners agree to the following tax year 2001 actual value for the subject property:

Land	\$ 1,509,354
Improvements	\$11,990,646
Total	\$13,500,000

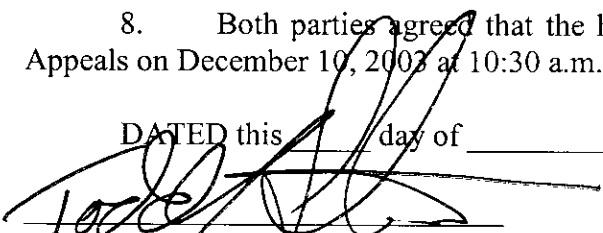
6. The valuations, as established above, shall be binding only with respect to tax year 2001.

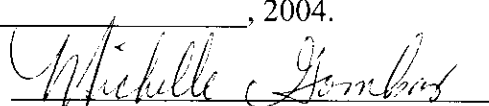
7. Brief narrative as to why the reduction was made:

A further review of rental information and an adjustment to the cap rate indicated a lower value of the subject property.

8. Both parties agreed that the hearing scheduled before the Board of Assessment Appeals on December 10, 2003 at 10:30 a.m. be vacated.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

  
TODD J. STEVENS  
Agent for Petitioners  
Stevens & Associates Cost Reduction  
Specialists, Inc.  
8005 South Chester Street, Suite 340  
Englewood, CO 80112

  
MICHELLE B. GOMBAS  
Assistant County Attorney  
for Respondent DOUGLAS COUNTY  
BOARD OF COMMISSIONERS  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

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