

<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>VILLAGE WESTWOOD CORP,</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: 41205</b></p>
<p align="center"><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.: 0416190A**

**Category: Refund/Abatement**

**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	\$2,323,055.00
Improvements	<u>\$4,976,945.00</u>
Total	\$7,300,000.00

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.

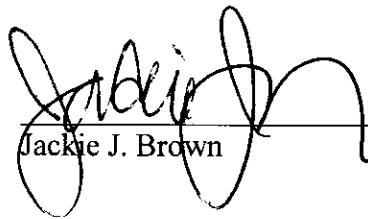
The Douglas County Assessor is directed to change his/her records accordingly.

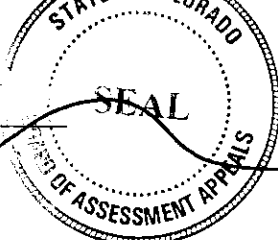
**DATED/MAILED** this 3<sup>rd</sup> day of February, 2004.

This decision was put on the record

February 2, 2004

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

  
Jackie J. Brown



The seal is circular with a double border. The outer border contains the text "STATE OF COLORADO" at the top and "BOARD OF ASSESSMENT APPEALS" at the bottom. The inner border contains the word "SEAL" in the center.

**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart



Debra A. Baumbach

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**VILLAGE WESTWOOD CORP.**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
COMMISSIONERS.**

Attorney for Respondent:

Michelle B. Gombas  
Assistant County Attorney  
Office of the County Attorney  
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Atty. Reg. #: 30037

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BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 41205

Schedule No.: R0416190A

**STIPULATION (As to Abatement/Refund for Tax Year 2002)**

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 1, Highlands Ranch #135, 5.333 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	\$2,323,055
Improvements	\$5,376,945
Total	\$7,700,000

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

Land	\$2,323,055
Improvements	\$5,376,945
Total	\$7,700,000

5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax year 2001 actual value for the subject property:

Land	\$2,323,055
Improvements	\$4,976,945
Total	\$7,300,000

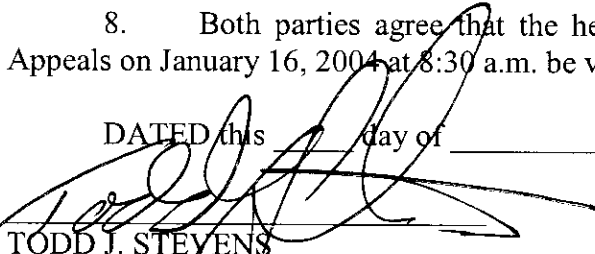
6. The valuations, as established above, shall be binding only with respect to tax year 2001.

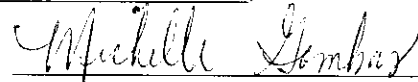
7. Brief narrative as to why the reduction was made:

The valuation is reduced based upon the 2001 stipulation. In reviewing income data for 2001, a lower valuation was indicated.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 16, 2004 at 8:30 a.m. be vacated.

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

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

  
MICHELLE B. GOMBAS, #30037  
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