

<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>THOMAS H. O'NEAL TRUST 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: 41256</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.: 0341629+1**

**Category: Refund/Abatement                      Property Type: Commercial**
2. Petitioner is protesting the 2001 and 2002 actual value of the subject property.

3. The parties agreed that the 2001 and 2002 actual value of the subject property should be reduced to:

See Attached Stipulation

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2001 and 2002 actual value of the subject property, as set forth above.

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

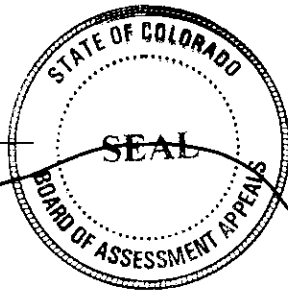
**DATED/MAILED** this 3<sup>rd</sup> day of February, 2004.

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



**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:

**THOMAS H. O'NEAL TRUST 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  
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Atty. Reg. #: 30037

Docket Number: **41256**

Schedule Nos.:  
**R0341629+1**

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BOARD OF ASSESSMENT APPEALS

**STIPULATION (As to Abatement/Refund for Tax Years 2001 and 2002)**

Petitioner and Respondent, hereby enter into this Stipulation regarding the tax years 2001 and 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 Commercial property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax years 2001 and 2002.

4. Attachment A further reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Commissioners.

5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax years 2001 and 2002 actual values of the subject properties, as also shown on Attachment A.

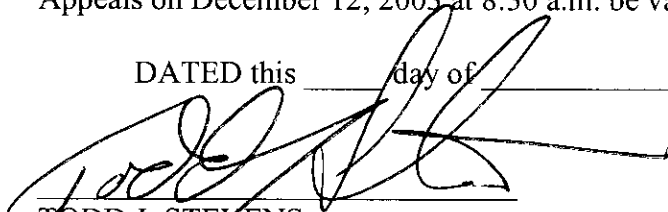
6. The valuations, as established on Attachment A, shall be binding only with respect to tax years 2001 and 2002.

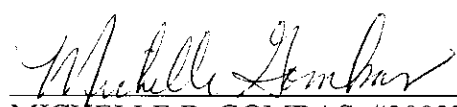
7. Brief Narrative as to why the reductions were made:

Further review of market and income approaches particularly in relation to the various components of obsolescence experienced in these buildings indicated lower valuation.

8. Both parties agreed that the hearing scheduled before the Board of Assessment Appeals on December 12, 2003 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  
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303-347-1878

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

Docket Number 41256

DOCKET NO. 41256

ATTACHMENT A

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0341628	Land	\$223,008	\$223,008	\$223,008
	Improvements	\$504,992	\$401,992	\$326,992
	Total	\$728,000	\$625,000	\$550,000
R0341629	Land	\$223,008	\$223,008	\$223,008
	Improvements	\$504,992	\$401,992	\$326,992
	Total	\$728,000	\$625,000	\$550,000