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| <p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>THE ZIGGY PROJECT, LLLP,</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: Sterling Equities, Inc. Barry Goldstein</p> <p>Address: 950 S Cherry Street, Suite 320 Denver, CO 80245</p> <p>Phone Number: (303) 757-8869</p> | <p>Docket Number: 41331</p> |
| <p align="center">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.: R0415875

Category: Valuation

Property Type: Commercial

2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

| | |
|--------------|-----------------------|
| Land | \$ 610,929.00 |
| Improvements | <u>\$1,189,071.00</u> |
| Total | \$1,800,000.00 |

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

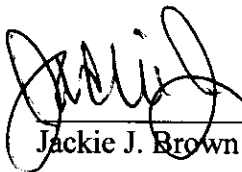
The Douglas County Assessor is directed to change his/her records accordingly.

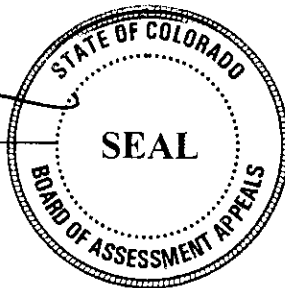
DATED/MAILED this 25th day of May, 2004.

This decision was put on the record

May 24, 2004

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

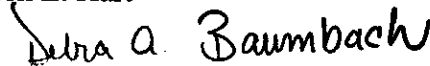

Jackie J. Brown



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:

THE ZIGGY PROJECT, LLLP,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

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Atty. Reg. #: 30037

Docket Number: **41331**

Schedule No.: **R0415875**

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BOARD OF ASSESSMENT APPEALS

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STIPULATION (As to Tax Year 2003 Actual Value)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2003 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 4A-1, Walker Center 2nd Amend., 1.500 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 2003:

| | |
|--------------|-------------|
| Land | \$ 610,929 |
| Improvements | \$1,389,071 |
| Total | \$2,000,000 |

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

| | |
|--------------|-------------|
| Land | \$ 610,929 |
| Improvements | \$1,389,071 |
| Total | \$2,000,000 |

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2003 actual value for the subject property:

| | |
|--------------|-------------|
| Land | \$ 610,929 |
| Improvements | \$1,189,071 |
| Total | \$1,800,000 |


6. The valuations, as established above, shall be binding only with respect to tax year 2003.

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

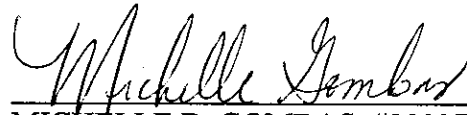
Further review of actual income information warranted an adjustment.

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

DATED this 20th day of May, 2004.


BARRY J. GOLDSTEIN, #2218
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Docket Number 41331


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