

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: ESA COL, INC, v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Matthew W. Poling Deloitte & Touche Address: 555 17 th Street, Ste. 3600 Denver, CO 80202 Phone Number: 303.308.2191	Docket Number: 41480
ORDER ON STIPULATION	

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.: R0424812

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:

[PLEASE REFERENCE ATTACHED STIPULATION]

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 10th day of September, 2004.

This decision was put on the record

September 8, 2004

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

BOARD OF ASSESSMENT APPEALS

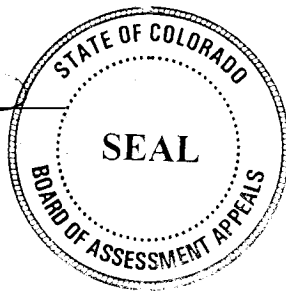
Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

Keela K. Steele
Keela K. Steele



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

ESA COL INC.

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

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
Atty. Reg. #: 30037

Docket Number: **41480**

Schedule No.: **R0424812**

04 SEP -1 PM 12:36
STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

RECEIVED

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 3, Applebees at Lone Tree #1. 1.935 AM/L or 84,300 sq. ft.

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:

Commercial Land	\$ 885,030
Residential Land	\$ 379,305
Commercial Improvements	\$3,615,966
Residential Improvements	\$1,549,700
Total	\$6,430,001

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

Commercial Land	\$ 885,030
Residential Land	\$ 379,305
Commercial Improvements	\$3,615,966
Residential Improvements	\$1,549,700
Total	\$6,430,001

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:

Commercial Land	\$ 885,030
Residential Land	\$ 379,305
Commercial Improvements	\$1,890,466
Residential Improvements	\$ 810,199
Total	\$3,965,000

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:

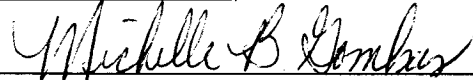
Further review of comparables sales approach, income approach and cost approaches warranted a change in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 13, 2004 at 1:00 p.m. be vacated.

DATED this 31st day of August, 2004.



MATTHEW W. POLING
Agent for Petitioner
Deloitte & Touche
555 17th Street, Suite 3600
Denver, CO 80202
303-308-2191



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

Docket Number 41480