

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 41564
Petitioner: COLLEN GROUP INC, v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	
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.: R0016504+47

Category: Valuation Property Type: Vacant Land
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:

Total Value: \$1,797,175

(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 AND MAILED this 21st day of April 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

April 20, 2006

Karen E Hart

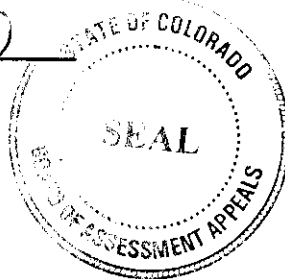
Karen E. Hart

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

Keela Steele
Keela Steele



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

COLLEN GROUP, INC.,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

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Atty. Reg. #: 30037

Docket Number: **41564**

Schedule Nos.:
R0016504+47

2006 APR 20 AM 11:53

STIPULATION (As to Tax Year 2003 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2003 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 Vacant Land property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2003.

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

5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax year 2003 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 year 2003.


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

Based on a review of comparables sales, while considering issues such as steep terrain, views, drainage and access, warranted a reduction in value of several parcels.

8. Both parties request that the Board of Assessment Appeals vacate the hearing scheduled for February 21, 2006 at 8:30 a.m.

DATED this 13th day of April, 2006.


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BOARD OF EQUALIZATION
100 Third Street
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303-660-7414

Docket Number 41564

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0016504	\$45,500	\$38,675	\$25,000
R0018358	\$45,500	\$38,675	\$25,000
R0018366	\$45,500	\$38,675	\$25,000
R0008344	\$45,500	\$45,500	\$25,000
R0011279	\$45,500	\$45,500	\$40,000
R0012010	\$45,500	\$45,500	\$40,000
R0012028	\$45,500	\$38,675	\$38,675
R0012036	\$45,500	\$45,500	\$40,000
R0009216	\$45,500	\$45,500	\$40,000
R0016361	\$45,500	\$43,225	\$40,000
R0012925	\$45,500	\$40,950	\$40,000
R0012933	\$45,500	\$45,500	\$40,000
R0013354	\$45,500	\$45,500	\$40,000
R0017881	\$45,500	\$45,500	\$40,000
R0019342	\$45,500	\$45,500	\$40,000
R0018171	\$45,500	\$36,400	\$33,000
R0016547	\$45,500	\$40,950	\$40,000
R0009275	\$45,500	\$45,500	\$37,000
R0013426	\$45,500	\$45,500	\$45,500
R0017241	\$45,500	\$45,500	\$45,500
R0018411	\$45,500	\$45,500	\$45,500
R0015333	\$45,500	\$45,500	\$45,500
R0014517	\$45,500	\$45,500	\$45,500
R0005717	\$45,500	\$45,500	\$45,500
R0006331	\$45,500	\$45,500	\$45,500
R0008521	\$63,700	\$45,500	\$45,500
R0017540	\$45,500	\$45,500	\$37,000
R0018681	\$45,500	\$45,500	\$45,500
R0009136	\$45,500	\$45,500	\$45,500
R0019932	\$45,500	\$45,500	\$45,500
R0009152	\$45,500	\$45,500	\$45,500
R0017339	\$35,000	\$35,000	\$35,000
R0008694	\$35,000	\$35,000	\$35,000
R0008707	\$35,000	\$35,000	\$35,000
R0007309	\$35,000	\$35,000	\$35,000
R0011789	\$35,000	\$35,000	\$35,000
R0012087	\$35,000	\$35,000	\$35,000
R0008715	\$35,000	\$35,000	\$35,000
R0006138	\$35,000	\$35,000	\$32,000
R0014664	\$35,000	\$35,000	\$32,000
R0011421	\$35,000	\$35,000	\$35,000
R0010866	\$35,000	\$35,000	\$35,000
R0014111	\$35,000	\$35,000	\$35,000
R0015261	\$35,000	\$35,000	\$35,000
R0006162	\$35,000	\$35,000	\$35,000
R0006488	\$35,000	\$35,000	\$25,000
R0012538	\$35,000	\$35,000	\$25,000
R0016918	\$35,000	\$35,000	\$31,500