

<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>1<sup>ST</sup> NATIONAL BANK OF STRASBURG,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Jeffrey M. Monroe Tax Profile Services, Inc.</p> <p>Address: 1380 S. Santa Fe Drive, 2<sup>nd</sup> Floor Denver, CO 80223</p> <p>Phone Number: 303.477.4504</p>	<p><b>Docket Number: 41569</b></p>
<p><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.: R0399928**

**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:	\$ 422,096.00
Improvements:	\$ 827,094.00
Total:	\$1,250,000.00

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 22<sup>nd</sup> day of April, 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on the record

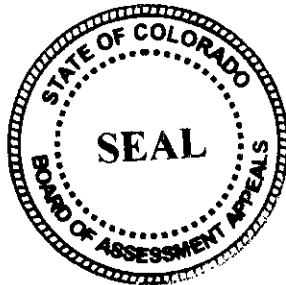
April 21, 2005

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 K. Steele  
Keela K. Steele



<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	
<p>Petitioner:</p> <p><b>1<sup>ST</sup> NATIONAL BANK OF STRASBURG,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b></p>	<p>Docket Number: <b>41569</b></p> <p>Schedule No.: <b>R0399928</b></p>
<p>Attorney for Respondent:</p> <p>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: <a href="mailto:attorney@douglas.co.us">attorney@douglas.co.us</a> Atty. Reg. #: 30037</p>	<p style="text-align: center;"><b>STIPULATION (As to Tax Year 2003 Actual Value)</b></p>

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:

- The property subject to this Stipulation is described as:  
Lot 1, Castle Plaza South, 1<sup>st</sup> Amendment. 0.969 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	\$ 422,096
Improvements	\$1,039,798
Total	\$1,461,894

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

Land	\$ 422,096
Improvements	\$1,039,798
Total	\$1,461,894

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	\$ 422,096
Improvements	\$ 827,904
Total	\$1,250,000


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 consideration of income approach indicated a lower valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 20, 2005 at 3:00 p.m. be vacated.

DATED this 12<sup>th</sup> day of February, 2005.

  
 JEFFREY M. MONROE  
 Agent for Petitioner  
 Tax Profile Services, Inc.  
 1380 South Santa Fe Drive, 2<sup>nd</sup> Flr.  
 Denver, CO 80223  
 303-477-4504

  
 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 41569