

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>TRUST & POTESIO FAMILY, LLC,</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: Greg Evans Bridge & Associates Address: 390 Union Blvd., Ste. 330 Lakewood, CO 80228-1556 Phone Number: (303) 237-6997</p>	<p>Docket Number: 41645</p>
<p>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.: R0373070

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:	\$850,000.00
Improvements:	<u>\$145,000.00</u>
Total:	\$995,000.00

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 21st day of December, 2004.

This decision was put on the record

December 20, 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

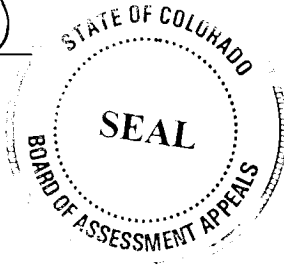
Karen E Hart

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:

TRUST & POTESTIO FAMILY, LLC,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

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Atty. Reg. #: 30037

Docket Number: **41645**

Schedule No.: **R0373070**

DOUGLAS COUNTY BOARD OF ASSESSMENT APPEALS
JUN 20 AM 8:13

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, Parker Downs #3, 6.0 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	\$ 931,095
Improvements	\$ 168,905
Total	\$1,100,000

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

Land	\$ 931,095
Improvements	\$ 168,905
Total	\$1,100,000

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	\$ 850,000
Improvements	\$ 145,000
Total	\$ 995,000

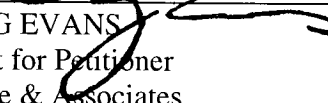
6. The valuations, as established above, shall be binding only with respect to tax year 2003.


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

Further review of cost, market and income approaches warranted an adjustment.

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

DATED this 14th day of December, 2004.


GREG EVANS
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Docket Number 41645