

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>470 COMPARK 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: 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: 42066</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.: R0440830+4

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:

See 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.

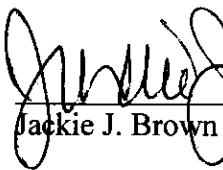
The Douglas County Assessor is directed to change his/her records accordingly.

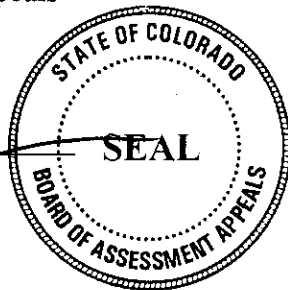
DATED/MAILED this 25th day of May, 2004.

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:

470 COMPARK LLC,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

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Atty. Reg. #: 30037

Docket Number: **42066**

Schedule Nos.:
R0440830+4

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BOARD OF ASSESSMENT APPEALS

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 and Agricultural 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.

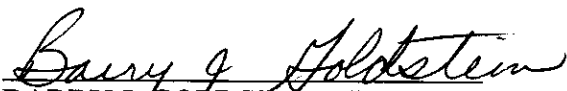
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2003.

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

Recalculation of present worth discounting indicated a lower value on four of the five parcels. Reclassification to Agricultural of Lot 3, Parcel No. R0440819, warranted an adjustment to value.

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

DATED this 20th day of May, 2004.



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Assistant County Attorney
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BOARD OF EQUALIZATION
100 Third Street
Castle Rock, CO 80104
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Docket Number 42066

DOCKET NO. 42066

ATTACHMENT A

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0440831	\$336,780	\$209,667	\$168,394
R0440832	\$471,848	\$293,756	\$235,930
R0440830	\$630,908	\$392,780	\$315,462
R0440828	\$324,340	\$201,922	\$162,174
R0440819	\$206,156	\$128,345	\$58