

<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>ASHCROFT HOMES,</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:                    Todd J. Stevens                                  Stevens &amp; Associates, Inc. Address:                8005 S. Chester St., Ste. 340                                  Englewood, CO 80112 Phone Number:        303.347.1878</p>	<p><b>Docket Number: 42075</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.: R0439497+10**

**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:

[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 25<sup>th</sup> day of August, 2004.

This decision was put on the record

August 24, 2004

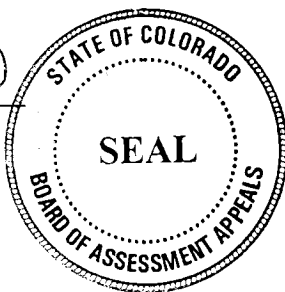
**BOARD OF ASSESSMENT APPEALS**

*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



**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**  
1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**ASHCROFT HOMES,**

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  
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Atty. Reg. #: 30037

Docket Number: **42075**

Schedule Nos.:  
**R0439497+10**

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**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.

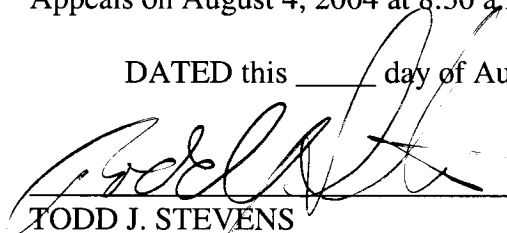
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2003.

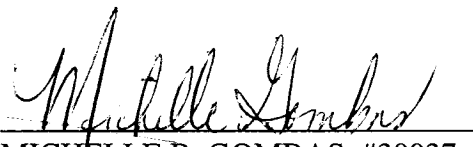
7. Brief Narrative as to why the reductions were made:

Re-examination of completion levels on assessment date warranted an adjustment in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 4, 2004 at 8:30 a.m. be vacated.

DATED this \_\_\_\_\_ day of August, 2004.

  
TODD J. STEVENS  
Agent for Petitioner  
Stevens & Associates Cost Reduction  
Specialists, Inc.  
8005 South Chester Street, Suite 340  
Englewood, CO 80112  
303-347-1878

  
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 42075

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0402303	\$161,000	\$161,000	\$161,000
R0439490	\$161,000	\$161,000	\$40,250
R0439491	\$161,000	\$161,000	\$40,250
R0439492	\$161,000	\$161,000	\$40,250
R0439493	\$161,000	\$161,000	\$40,250
R0439494	\$161,000	\$161,000	\$40,250
R0439495	\$161,000	\$161,000	\$40,250
R0439496	\$161,000	\$161,000	\$40,250
<b>R0439497</b>	\$161,000	\$161,000	\$40,250
R0439498	\$161,000	\$161,000	\$40,250
R0439499	\$161,000	\$161,000	\$40,250