

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>ASHCROFT HOMES,</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: Todd J. Stevens Stevens & Associates, Inc. Address: 8005 S. Chester St., Ste. 340 Englewood, CO 80112 Phone Number: 303.347.1878</p>	<p>Docket Number: 42076</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.: R0433872+48

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.

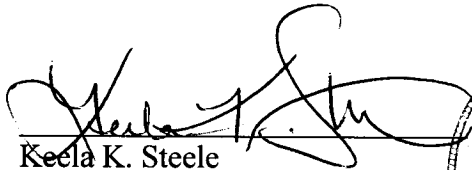
The Douglas County Assessor is directed to change his/her records accordingly.

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

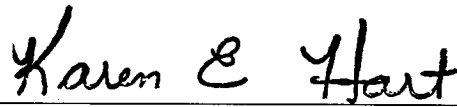
This decision was put on the record

August 24, 2004

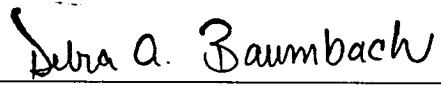
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals


Keela K. Steele

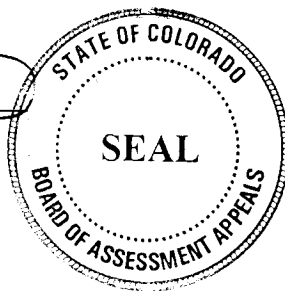
BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

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
FAX Number: 303-688-6596
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Atty. Reg. #: 30037

Docket Number: **42076**

Schedule Nos.:
R0433872+48

04 AUG 23 AM 8:00
RECEIVED
STATE OF COLORADO
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 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.

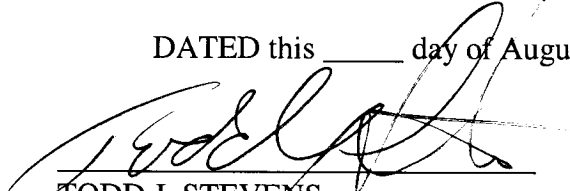
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2003.

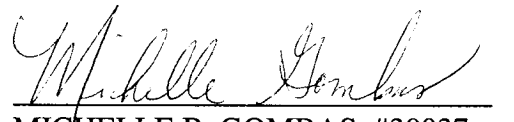
7. Brief Narrative as to why the reductions were made:

Re-examination of absorption period as of the 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 1:00 p.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 42076

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0433872	\$111,540	\$105,517	\$94,770
R0433874	\$111,540	\$105,517	\$94,770
R0433875	\$111,540	\$105,517	\$94,770
R0433877	\$111,540	\$105,517	\$94,770
R0433878	\$111,540	\$105,517	\$94,770
R0433879	\$111,540	\$105,517	\$94,770
R0433880	\$111,540	\$105,517	\$94,770
R0433881	\$111,540	\$105,517	\$94,770
R0433882	\$111,540	\$105,517	\$94,770
R0433883	\$111,540	\$105,517	\$94,770
R0433884	\$111,540	\$105,517	\$94,770
R0433885	\$111,540	\$105,517	\$94,770
R0433886	\$111,540	\$105,517	\$94,770
R0433887	\$111,540	\$105,517	\$94,770
R0433888	\$111,540	\$105,517	\$94,770
R0433889	\$111,540	\$105,517	\$94,770
R0433890	\$111,540	\$105,517	\$94,770
R0433891	\$111,540	\$105,517	\$94,770
R0433892	\$111,540	\$105,517	\$94,770
R0433898	\$111,540	\$105,517	\$94,770
R0433899	\$111,540	\$105,517	\$94,770
R0433900	\$111,540	\$105,517	\$94,770
R0433903	\$111,540	\$105,517	\$94,770
R0433905	\$111,540	\$105,517	\$94,770
R0433909	\$111,540	\$105,517	\$94,770
R0433910	\$111,540	\$105,517	\$94,770
R0433911	\$111,540	\$105,517	\$94,770
R0433912	\$111,540	\$105,517	\$94,770
R0433913	\$111,540	\$105,517	\$94,770
R0433914	\$111,540	\$105,517	\$94,770
R0433915	\$111,540	\$105,517	\$94,770
R0433916	\$111,540	\$105,517	\$94,770
R0433917	\$111,540	\$105,517	\$94,770
R0433918	\$111,540	\$105,517	\$94,770
R0433919	\$111,540	\$105,517	\$94,770
R0433920	\$111,540	\$105,517	\$94,770
R0433921	\$111,540	\$105,517	\$94,770
R0433922	\$111,540	\$105,517	\$94,770
R0433923	\$111,540	\$105,517	\$94,770
R0433924	\$111,540	\$105,517	\$94,770
R0433925	\$111,540	\$105,517	\$94,770
R0433926	\$111,540	\$105,517	\$94,770
R0433929	\$111,540	\$105,517	\$94,770
R0433930	\$111,540	\$105,517	\$94,770

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0433931	\$111,540	\$105,517	\$94,770
R0433932	\$111,540	\$105,517	\$94,770
R0433933	\$111,540	\$105,517	\$94,770
R0433937	\$111,540	\$105,517	\$94,770
R0433938	\$111,540	\$105,517	\$94,770