



**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 AND MAILED** this 14th day of December 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

December 13, 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*

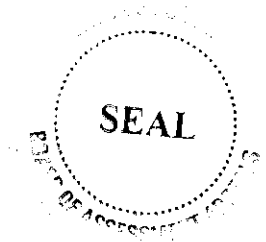
---

Debra A. Baumbach

*Keela Steele*

---

Keela Steele



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**AMERICAN FURNITURE WAREHOUSE,**

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  
E-mail: [attorney@douglas.co.us](mailto:attorney@douglas.co.us)  
Atty. Reg. #: 30037

Docket Number: 42136

Schedule No.: R0428755

2005 DEC 12 PM 1:28

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

**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 1 Compark Filing 3, Total Acreage 42.82 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	\$ 5,875,503
Improvements	\$16,624,497
Total	\$22,500,000

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

Land	\$ 5,875,503
Improvements	\$16,624,497
Total	\$22,500,000

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	\$ 5,875,503
Improvements	\$15,624,497
Total	\$21,500,000


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 sales comparisons and income approach indicated a lower valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 10, 2006 at 1:00 p.m. be vacated.

DATED this 27<sup>th</sup> day of December, 2005.

  
STEVE A. EVANS  
Agent for Petitioner  
The E Company, INC.  
P.O. Box 1750  
Castle Rock, CO 80104  
720-351-3515

Docket Number 42136

  
MICHELLE B. GOMBAS, #30037  
Assistant County Attorney  
for Respondent DOUGLAS COUNTY  
BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414