

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CONTINENTAL PROMENADE CORP.,</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: Guy McCollum McCollum Consulting</p> <p>Address: 1612 Summit Ave, Suite 210 Ft. Worth, Texas 76102</p> <p>Phone Number: (817) 336-9000</p>	<p>Docket Number: 42266</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.: R0406277

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	\$3,109,544.00
Improvements	<u>\$3,890,456.00</u>
Total	\$7,000,000.00

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.

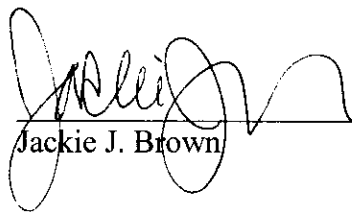
The Douglas County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 22nd day of January, 2004.


This decision was put on the record

January 21, 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



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D C ATTORNEY

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<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);"> RECEIVED 01 JAN 20 PM 2:35 BOARD OF ASSESSMENT APPEALS </p>
<p>Petitioner:</p> <p>CONTINENTAL PROMENADE CORP.</p> <p>v.</p> <p>Respondent:</p> <p>DOUGLAS COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney for Respondent:</p> <p>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 Atty. Reg. #: 30037</p>	<p>Docket Number: 42266</p> <p>Schedule No.: R0406277</p>
<p align="center">STIPULATION (As to Tax Year 2003 Actual Value)</p>	

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:

Pt Lot 1 Highlands Ranch #26. 1.324 AM/L. Also See #0406278 for space leased to Douglas County Schools.

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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	\$ 4,442,206
Improvements	\$ 6,638,077
Total	\$11,080,283

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

Land	\$ 4,442,206
Improvements	\$ 6,638,077
Total	\$11,080,283

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	\$ 3,109,544
Improvements	\$ 3,890,456
Total	\$ 7,000,000

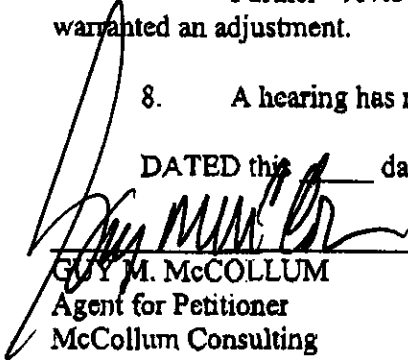
6. The valuations, as established above, shall be binding only with respect to tax year 2003.


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

Further review of market and income/expense information warranted an adjustment.

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

DATED this _____ day of January, 2004.


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Docket Number 42266