

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>SOCIAL LINKS, INC.,</b>  v.  Respondent:  <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b>	
Attorney or Party Without Attorney for the Petitioner:  Name: Chris Barnes Licht & Company, Inc. Address: 9101 E. Kenyon Ave., Ste. 3900 Denver, CO 80237 Phone Number: 303.575.9306	<b>Docket Number: 43647</b>
<b>ORDER ON STIPULATION</b>	

**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.: R0419448**  
  
**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2004 actual value of the subject property.

3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Land:	\$ 1,777,511.00
Improvements:	<u>\$23,822,489.00</u>
Total:	\$25,600,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2004 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 7<sup>th</sup> day of December, 2004.

This decision was put on the record

December 6, 2004

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart

Karen E. Hart

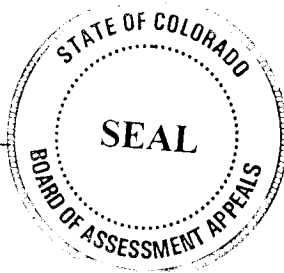
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

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:

**SOCAL LINKS, INC.,**

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: **43647**

Schedule No.: **R0419448**

RECEIVED  
DEC - 6 AM 7:44  
BB  
STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

**STIPULATION (As to Tax Year 2004 Actual Value)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2004 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, Blk 1, Plum Creek Fairway 15 #1, 11.335 AM/L

2. The subject property is classified as Residential property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2004:

Land	\$ 1,777,511
Improvements	\$24,622,490
Total	\$26,400,001

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

Land	\$ 1,777,511
Improvements	\$24,622,490
Total	\$26,400,001

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2004 actual value for the subject property:

Land	\$ 1,777,511
Improvements	\$23,822,489
Total	\$25,600,000


6. The valuations, as established above, shall be binding only with respect to tax year 2004.


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

Further review of comparable sales in the base study period warranted an adjustment.

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

DATED this 3<sup>rd</sup> day of December, 2004.

  
CHRIS BARNES  
Agent for Petitioner  
Licht & Company, Inc.  
9101 East Kenyon Avenue, Suite 3900  
Denver, CO 80237  
303-575-9306  
Docket Number 43647

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