

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: TIMOTHY B. SITTEMA & MICHAEL C. BULLOCK, v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	
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	Docket Number: 43649
ORDER ON STIPULATION	

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.: R0382340

Category: Valuation Property Type: Commercial
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:	\$1,110,219.00
Improvements:	<u>\$1,789,781.00</u>
Total:	\$2,900,000.00

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.

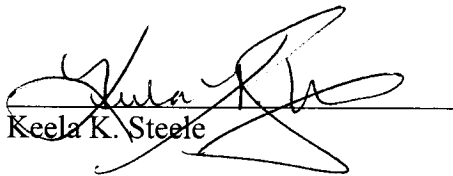
The Douglas County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 21st day of December, 2004.

This decision was put on the record

December 20, 2004

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


Keela K. Steele

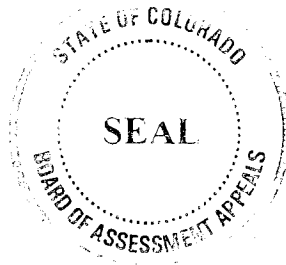
BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



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

Petitioners:

**TIMOTHY B. SITTEMA & MICHAEL C.
BULLOCK,**

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
Atty. Reg. #: 30037

Docket Number: **43649**

Schedule No.: **R0382340**

DEC 20 AM 9:15

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 6, Parkway Subdivision #2, 4th Amend., 100,929 sq. ft. or 2.317 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 2004:

Land	\$1,110,219
Improvements	\$2,789,781
Total	\$3,900,000

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

Land	\$1,110,219
Improvements	\$2,789,781
Total	\$3,900,000

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	\$1,110,219
Improvements	\$1,789,781
Total	\$2,900,000

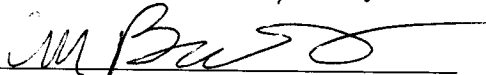
6. The valuations, as established above, shall be binding only with respect to tax year 2004.


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

Further review of comparable sales and the cost and income approaches indicated a lower valuation.

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

DATED this 17th 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 43649


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