

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

Petitioner:

WARBIRD ENTERPRISES LLC,

v.

Respondent:

DOUGLAS COUNTY BOARD OF EQUALIZATION.

Attorney or Party Without Attorney for the Petitioner:

Name: Lori C. Pappas
Godfrey & Lapuyade, P.C.
Address: 9557 S. Kingston Court
Englewood, CO 80112
Phone Number: 303.228.0700

Docket Number: 44044

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.: R0427607

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: | \$ 153,247.00 |
| Improvements: | \$ 946,753.00 |
| Total: | \$1,100,000.00 |

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 16th day of February, 2005.

This decision was put on the record

February 15, 2004

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

BOARD OF ASSESSMENT APPEALS

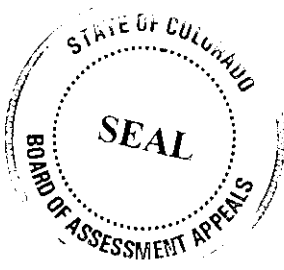
Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

Keela K. Steele
Keela K. Steele



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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: **44044**

Schedule No.: **R0427607**

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JUDICIAL DISTRICT NO. 13
DENVER, COLORADO

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:

Building E, Fairway at Meridian Condominiums

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 | \$ 153,247 |
| Improvements | \$1,246,753 |
| Total | \$1,400,000 |

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

| | |
|--------------|-------------|
| Land | \$ 153,247 |
| Improvements | \$1,246,753 |
| Total | \$1,400,000 |

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 | \$ 153,247 |
| Improvements | \$ 946,753 |
| Total | \$1,100,000 |

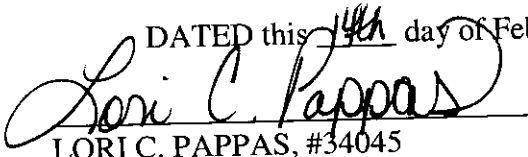
6. The valuations, as established above, shall be binding only with respect to tax year 2004.

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

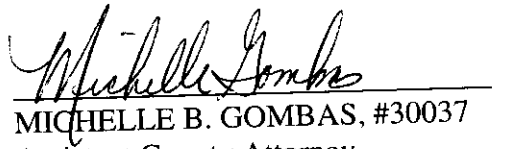
Further review of cost, market and income approaches indicated a lower valuation.

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

DATED this 14th day of February, 2005.


LORI C. PAPPAS, #34045

Attorney for Petitioner
Godfrey & Lapuyade, P.C.
9557 South Kingston Court
Englewood, CO 80112
303-228-0700
Docket Number 44044


MICHELLE B. GOMBAS, #30037
Assistant County Attorney
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