

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 44196</b>
Petitioner: <b>WILCOX STREET RENTAL LLC,</b>  v.  Respondent: <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</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.: R0075272**  
  
**Category: Valuation      Property Type: Commercial Real**
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:  
  

**Total Value:            \$458,000**  
 (Reference Attached Stipulation)
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 AND MAILED** this 20th day of July 2006.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

July 19, 2006

*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



# Facsimile Cover Page

**Date:** July 19, 2006 8:47:46 AM MDT

**To:** Keela Steele  
**Company:** Board of Assessment Appeals

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>WILCOX STREET RENTAL,</b>  v.	Docket Number: <b>44196</b> Schedule No.: <b>R0075272</b>
Respondent:  <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b>  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: <a href="mailto:attorney@douglas.co.us">attorney@douglas.co.us</a> Atty. Reg. #: 30037	
<b>STIPULATION (As to Tax Year 2004 Actual Value)</b>	

STATE OF COLORADO  
 DEPARTMENT OF ASSESSMENT APPEALS  
 2006 JUL 19 AM 8:51

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:

- The property subject to this Stipulation is described as:

Lot 1 HG Subdivision, 0.31 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	\$106,400
Improvements	\$378,840
Total	\$485,240

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

Land	\$106,400
Improvements	\$378,840
Total	\$485,240

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	\$106,400
Improvements	\$351,600
Total	\$458,000


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

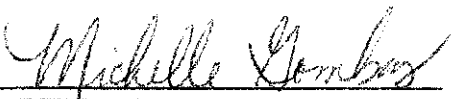
7. Brief narrative as to why the reduction was made:

Further consideration of income approach supported a lower valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 9, 2006 at 1:00 p.m. be vacated.

DATED this 7 day of April, 2006.

  
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 PATRICK C. SULLIVAN  
 Agent for Petitioner  
 Sullivan Valuation Services Group, LLC  
 P.O. Box 17004  
 Golden, CO 80402  
 303-273-0138

  
 \_\_\_\_\_  
 MICHELLE B. GOMBAS, #30037  
 Assistant County Attorney  
 for Respondent DOUGLAS COUNTY  
 BOARD OF EQUALIZATION  
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Docket Number 44196