

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44258
Petitioner: CR HADJIS INVSTMTMS LLC, v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	
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.: R0433079

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: \$1,100,000
 (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 19th day of July 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

July 18, 2006

Karen E Hart

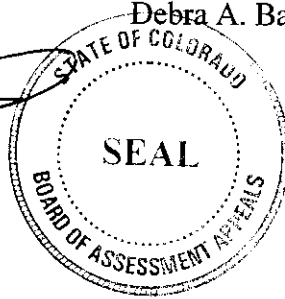
Karen E. Hart

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



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To BAA	From CONSULTUS	
Co.	Co.	
Dept.	Phone # 303-770-2420	
Fax #	Fax #	

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: CR HADJIS INVESTMENTS LLC, v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	Docket Number: 44258 Schedule No.: R0433079
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	2006 JUL 17 AM 11:31 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:

- The property subject to this Stipulation is described as:
 Lot 1 Milestone Filing 3, 2nd Amend., Total Acreage 1.042 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	\$ 453,895
Improvements	\$ 795,616
Total	\$1,249,511

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

Land	\$ 453,895
Improvements	\$ 795,616
Total	\$1,249,511

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	\$ 453,895
Improvements	\$ 646,105
Total	\$1,100,000

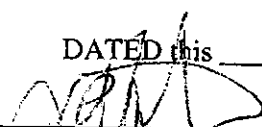
6. The valuations, as established above, shall be binding only with respect to tax year 2004.

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

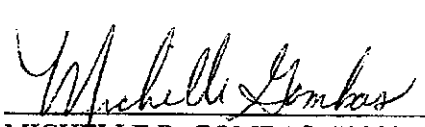
Further review of market and income approaches indicated a lower valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 6, 2006, at 1:00 p.m. be vacated.

DATED this _____ day of May, 2006.


 STEVE LETMAN
 Agent for Petitioner
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Docket Number 44258


 MICHELLE B. GOMBAS, #30037
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 for Respondent DOUGLAS COUNTY
 BOARD OF EQUALIZATION
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