

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44431
Petitioner: AMERICAN FURNITURE WAREHOUSE, 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.: R0428755

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: \$21,500,000
(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 14th day of December 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

December 13, 2005

Karen E Hart

Karen E. Hart

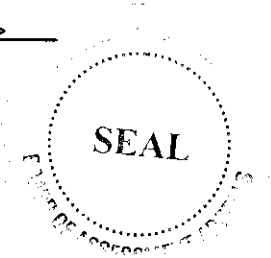
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Keela Steele

Keela Steele



**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

AMERICAN FURNITURE WAREHOUSE,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

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Docket Number: **44431**

Schedule No.: **R0428755**

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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 Compark Filing 3, Total Acreage 42.82 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	\$ 5,875,503
Improvements	\$16,624,497
Total	\$22,500,000

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

Land	\$ 5,875,503
Improvements	\$16,624,497
Total	\$22,500,000

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	\$ 5,875,503
Improvements	\$15,624,497
Total	\$21,500,000

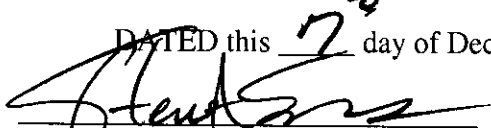
6. The valuations, as established above, shall be binding only with respect to tax year 2004.


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

Further review of sales comparisons and income approach indicated a lower valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 10, 2006 at 1:00 p.m. be vacated.

DATED this 27th day of December, 2005.


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Docket Number 44431