

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44628
Petitioner: MICHAEL MONROE , v. Respondent: DOUGLAS COUNTY BOARD OF COMMISSIONERS.	
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.: 0391255
Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 03-04 actual value of the subject property.
3. The parties agreed that the 03-04 actual value of the subject property should be reduced to:

Total Value: \$377,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 03-04 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 13th day of May 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

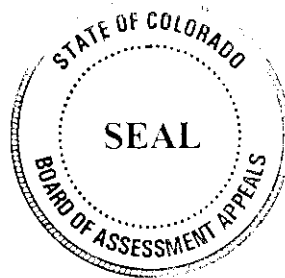
May 12, 2006

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

Marian Brennan
Marian Brennan



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

MICHAEL MONROE,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
COMMISSIONERS.**

Attorney for Respondent:

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Atty. Reg. #: 30037

Docket Number: **44628**

Schedule No.: **R0391255**

2006 MAY 12 PM 12: 28

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

STIPULATION (As to Abatement/Refund for Tax Years 2003 and 2004)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2003 and 2004 valuations 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:

Lots 1-6, Block 19 Craig & Gould's Addition to Castle Rock plus part of vacated First Street & part of vacated Front Street, 0.633 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 years 2003 and 2004:

Land	\$ 96,506
Improvements	\$508,034
Total	\$604,540

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

Land	\$ 96,506
Improvements	\$460,494
Total	\$557,000

5. After further review and negotiation, the Petitioner and the Douglas County Board of Commissioners agree to the following tax year 2003 and 2004 actual values for the subject property:

Land	\$ 96,506
Improvements	\$280,494
Total	\$377,000

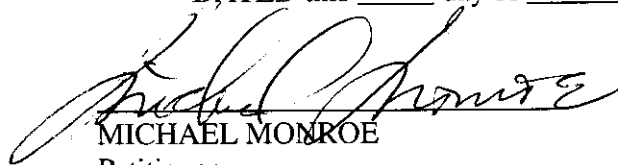
6. The valuations, as established above, shall be binding only with respect to tax years 2003 and 2004.

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

Further review of income approach indicated a lower valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 7, 2006 at 8:30 a.m. be vacated.

DATED this _____ day of _____, 2006.


MICHAEL MONROE

Petitioner
270 Georgetown Shortcut Road
Crescent City, FL 32112
386-916-0316

Docket Number 44628


MICHELLE B. GOMBAS, #30037

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