

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p><b>Docket Number: 44786</b></p>
<p>Petitioner: <b>BRCP HIGHLANDS RANCH LLC,</b></p> <p>v.</p> <p>Respondent: <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b></p>	
<p><b>ORDER ON STIPULATION</b></p>	

**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.: R0377772+1**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:  
  

**Total Value:            \$8,300,000**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2005 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 16th day of March 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record  
March 14, 2007

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*Karen E Hart*

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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*

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Debra A. Baumbach

*Heather Wilcox*

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Heather Wilcox



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

2007 MAR 19 11:15:51

Petitioner:

**BRCP HIGHLANDS RANCH LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Docket Number: **44786**

Schedule Nos.:  
**R0377772+1**

Attorney for Respondent:

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Atty. Reg. #: 30037

**STIPULATION (As to Tax Year 2005 Actual Values)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2005 valuations of the subject properties, 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 properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachment to this Stipulation.
2. The subject properties are classified as Commercial property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2005.

4. Attachment A further reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.

5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax year 2005 actual values of the subject properties, as also shown on Attachment A.

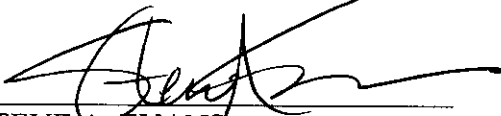
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2005.

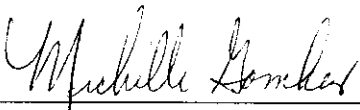
7. Brief Narrative as to why the reductions were made:

Further review of cost and market sales information on comparable properties indicated that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 5, 2007 at 3:00 p.m. be vacated.

DATED this 11<sup>th</sup> day of March, 2007.

  
STEVE A. EVANS  
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The E Company, Inc.  
P.O. Box 1750  
Castle Rock, CO 80104

  
MICHELLE B. GOMBAS, #30037  
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BOARD OF EQUALIZATION  
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Docket Number 44786

DOCKET NO. 44786

ATTACHMENT A

<b>PARCEL #</b>		<b>ASSESSOR VALUES</b>	<b>BOE VALUES</b>	<b>STIPULATED VALUES</b>
R0365585	Land	\$626,220	\$626,220	\$626,220
	Improvements	\$4,242,337	\$3,323,780	\$3,323,780
	Total	\$4,868,557	\$3,950,000	\$3,950,000
R0377772	Land	\$1,086,996	\$1,086,996	\$1,086,996
	Improvements	\$3,758,639	\$3,363,004	\$3,263,004
		\$4,845,635	\$4,450,000	\$4,350,000