

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44804
Petitioner: TITAN COURT 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.: R0340653+11

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: \$1,850,574
(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 13th day of January 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

January 12, 2007

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

Penny Lowenthal

Penny Lowenthal



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

TITAN COURT LLC,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

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2007 JUN 11 11:12:00

Docket Number: **44804**

Schedule Nos.:
R0340653+11

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.

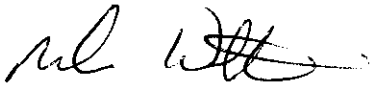
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2005.

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

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

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 7, 2006 at 1:00 p.m. be vacated.

DATED this 11th day of January, 2007.



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BOARD OF EQUALIZATION
100 Third Street
Castle Rock, CO 80104
303-660-7414

Docket Number 44804

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0340653	Land	\$12,630	\$12,630	\$12,630
	Improvements	\$215,430	\$215,430	\$135,660
	Total	\$228,060	\$228,060	\$148,290
R0340654	Land	\$12,630	\$12,630	\$12,630
	Improvements	\$215,430	\$215,430	\$135,660
	Total	\$228,060	\$228,060	\$148,290
R0340655	Land	\$13,285	\$13,285	\$13,285
	Improvements	\$224,045	\$224,045	\$141,032
	Total	\$237,330	\$237,330	\$154,317
R0340656	Land	\$13,285	\$13,285	\$13,285
	Improvements	\$224,045	\$224,045	\$141,032
	Total	\$237,330	\$237,330	\$154,317
R0340657	Land	\$12,850	\$12,850	\$12,850
	Improvements	\$219,170	\$219,170	\$138,015
	Total	\$232,020	\$232,020	\$150,865
R0340658	Land	\$12,850	\$12,850	\$12,850
	Improvements	\$219,170	\$219,170	\$138,015
	Total	\$232,020	\$232,020	\$150,865
R0340659	Land	\$13,505	\$13,505	\$13,505
	Improvements	\$228,505	\$228,505	\$143,855
	Total	\$242,010	\$242,010	\$157,360
R0340661	Land	\$13,505	\$13,505	\$13,505
	Improvements	\$228,505	\$228,505	\$143,855
	Total	\$242,010	\$242,010	\$157,360
R0383091	Land	\$13,070	\$13,070	\$13,070
	Improvements	\$223,630	\$223,630	\$140,838
	Total	\$236,700	\$236,700	\$153,908
R0383044	Land	\$13,070	\$13,070	\$13,070
	Improvements	\$223,630	\$223,630	\$140,838
	Total	\$236,700	\$236,700	\$153,908
R0340664	Land	\$13,070	\$13,070	\$13,070
	Improvements	\$220,390	\$220,390	\$138,731
	Total	\$233,460	\$233,460	\$151,801
R0340665	Land	\$13,070	\$13,070	\$13,070
	Improvements	\$237,851	\$237,851	\$156,223
	Total	\$250,921	\$250,921	\$169,293