

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 44848</b>
Petitioner: <b>COMPARK INVESTMENTS, LLC,</b>  v. Respondent: <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0440828+10**

**Category: Valuation      Property Type: Vacant Land**
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:            \$4,135,683**

(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 1st day of September 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

August 31, 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

*Marian Brennan*

Marian Brennan



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**COMPARK INVESTMENTS, LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

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](mailto:attorney@douglas.co.us)  
Atty. Reg. #: 30037

Docket Number: **44848**

Schedule Nos.:  
**R0440828+10**

**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 Vacant Land 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.

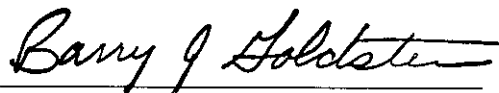
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2005.

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

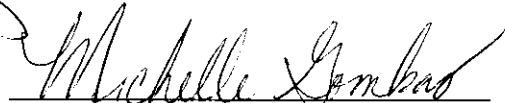
All parcels except R0451146 qualify for present worth; a classification change to Grazing Ag is appropriate for Parcel R0451146.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 20, 2007, at 1:00 p.m. be vacated.

DATED this 27<sup>th</sup> day of August, 2007.



BARRY J. GOLDSTEIN, #2218  
Attorney for Petitioner  
Sterling Equities, Inc.  
950 South Cherry Street, Suite 320  
Denver, CO 80246  
303-757-8865



MICHELLE B. GOMBAS, #30037  
Assistant County Attorney  
for Respondent DOUGLAS COUNTY  
BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

Docket Number 44848

DOCKET NO. 44848

ATTACHMENT A

<b>PARCEL #</b>	<b>ASSESSOR VALUES</b>	<b>BOE VALUES</b>	<b>STIPULATED VALUES</b>
R0440828	\$476,982	\$476,982	\$332,297
R0440830	\$927,828	\$927,828	\$646,387
R0440831	\$495,277	\$495,277	\$345,043
R0440832	\$693,911	\$693,911	\$483,425
R0451146	\$1,366,913	\$1,285,000	\$293
R0451147	\$235,224	\$235,224	\$163,873
R0451148	\$117,612	\$117,612	\$81,936
R0451149	\$129,373	\$129,373	\$90,130
R0451150	\$1,227,084	\$1,153,000	\$854,869
R0459188	\$499,198	\$499,198	\$402,686
R0459189	\$910,840	\$910,840	\$734,744