

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45318
Petitioner: TGS REALTY, INC., 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.: R0377496+6

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: \$62,000,000

(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 30th day of January 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

January 30, 2008

Karen E Hart

Karen E. Hart

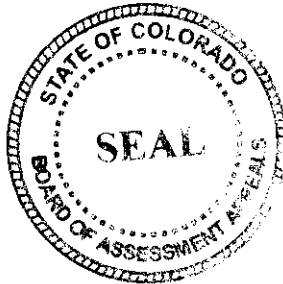
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

Toni Rigirosz

Toni Rigirosz



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

TGS REALTY, INC.,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

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Atty. Reg. #: 30037

Docket Number: **45318**

Schedule Nos.:
R0377496+6

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

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:

Additional review and analysis of actual leases, rent rolls, income and expense statements as they related to the base period warranted an adjustment.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 6, 2007 at 8:30 a.m. be vacated.

DATED this 2nd day of ~~December, 2007.~~
January, 2008.



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Docket Number 45318

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0377496	Land	\$2,707,202	\$2,707,202	\$2,707,202
	Improvements	\$9,462,020	\$9,462,020	\$8,668,761
	Total	\$12,169,222	\$12,169,222	\$11,375,963
R0401220	Land	\$6,372,828	\$6,372,828	\$6,372,828
	Improvements	\$18,627,172	\$18,627,172	\$17,709,391
	Total	\$25,000,000	\$25,000,000	\$24,082,219
R0401222	Land	\$3,952,068	\$3,952,068	\$3,952,068
	Improvements	\$25,161,682	\$25,161,682	\$19,421,631
	Total	\$29,113,750	\$29,113,750	\$23,373,699
R0401223	Land	\$692,473	\$692,473	\$692,473
R0401224	Land	\$304,920	\$304,920	\$304,920
R0401225	Land	\$42,384	\$42,384	\$42,384
R0401226	Land	\$2,128,342	\$2,128,342	\$2,128,342