

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 26th day of October 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

October 25, 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

H. H.

Heather Heinlein



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 year 2005:

Land	\$1,251,392
Improvements	\$1,509,033
Total	\$2,760,425

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

Land	\$1,251,392
Improvements	\$1,509,033
Total	\$2,760,425

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2005 actual value for the subject property:

Land	\$1,251,392
Improvements	\$1,130,608
Total	\$2,382,000

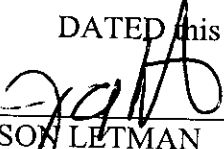
6. The valuations, as established above, shall be binding only with respect to tax year 2005.

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


Further review of sales and income data indicated a lower valuation.

8. A hearing has not been scheduled before the Board of Assessment Appeals.

DATED this 2 day of October, 2007.



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Docket Number 45641