

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 45687</b>
Petitioner: <b>RJC DEVELOPMENTS LTD,</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.: R0433133**  
  
**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:            \$1,580,000**  
(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 20th day of February 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

February 19, 2008

*Karen E Hart*

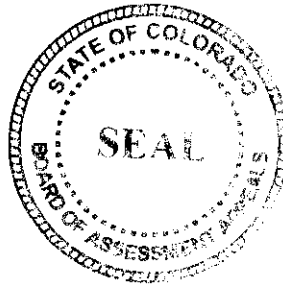
Karen E. Hart

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 Rigirozzi*  
Toni Rigirozzi



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**RJC DEVELOPMENTS LTD.,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

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Atty. Reg. #: 30037

Docket Number: **45687**

Schedule No.: **R0433133**

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STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

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

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2005 valuation of the subject property 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 property subject to this Stipulation is described as:

Lot 4, Crown Point Filing 1, 2<sup>nd</sup> Amend. Total Acreage 1.674 AM/L

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	\$ 816,698
Improvements	\$1,269,517
Total	\$2,086,215

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

Land	\$ 816,698
Improvements	\$1,269,517
Total	\$2,086,215

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	\$ 816,698
Improvements	\$ 763,302
Total	\$1,580,000


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

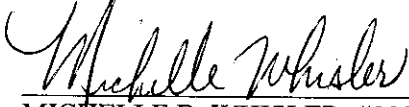
7. Brief narrative as to why the reduction was made:

Reduction was made based on the review and analysis of the cost, income and sales comparison information from the subject property and comparable income-producing properties in the area.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 23, 2007 at 1:00 p.m. be vacated.

DATED this 13<sup>th</sup> day of February, 2008

  
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