

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45690
Petitioner: RG INVESTMENTS NO 1 LLLP, 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.: R0411200

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: \$3,096,000

(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 25th day of February 2008.


BOARD OF ASSESSMENT APPEALS

This decision was put on record
February 22, 2008

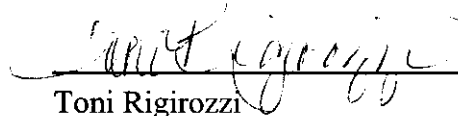
I hereby certify that this is a true and
correct copy of the decision of the
Board of Assessment Appeals.



Karen E. Hart



Debra A. Baumbach



Toni Rigirozzi



<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	
<p>Petitioner:</p> <p>RG INVESTMENTS NO. 1 LLP,</p> <p>v.</p> <p>Respondent:</p> <p>DOUGLAS COUNTY BOARD OF EQUALIZATION.</p>	<p>Docket Number: 45690</p> <p>Schedule No.: R0411200</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);"> STATE OF COLORADO BOARD OF ASSESSMENT APPEALS 2008 FEB 22 PM 1:45 </p>
<p>Attorney for Respondent:</p> <p>Michelle B. Whisler Senior 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 Atty. Reg. #: 30037</p>	
<p>STIPULATION (As to Tax Year 2005 Actual Value)</p>	

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 2 Metzler Ranch #2, 4.462 AM/L.

2. The subject property is classified as Commercial property.
2. The County Assessor originally assigned the following actual value on the subject property for tax year 2005:

Commercial Land	\$ 665,032
Commercial Improvements	\$3,016,757
Residential Land	\$ 15,246
Residential Improvements	\$ 47,770
Total	\$3,744,805

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

Commercial Land	\$ 665,032
Commercial Improvements	\$2,756,952
Residential Land	\$ 15,246
Residential Improvements	\$ 47,770
Total	\$3,485,000

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:

Commercial Land	\$ 665,032
Commercial Improvements	\$2,367,952
Residential Land	\$ 15,246
Residential Improvements	\$ 47,770
Total	\$3,096,000


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:

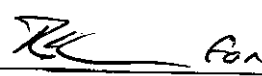
Reduction was made based on the review and analysis of the cost, income and sales comparison information from the subject property and comparable income-producing properties in the area.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 25, 2007 at 1:00 p.m. be vacated.

DATED this 13th day of February, 2008.



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