

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45704
Petitioner: 414 CO LLC, 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.: R0071853
 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: \$300,000
 (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 18th day of March 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

March 17, 2008

Karen E Hart

Karen E. Hart

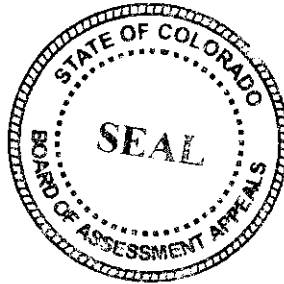
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Toni Rigiroszi

Toni Rigiroszi



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

414 CO LLC,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

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

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2008 MAR 17 PM 1:16

Docket Number: 45704

Schedule No.: R0071853

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 1, Blk 12, Town of Castle Rock. 0.161 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	\$ 70,000
Improvements	\$262,860
Total	\$332,860

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

Land	\$ 70,000
Improvements	\$262,860
Total	\$332,860

- 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	\$ 70,000
Improvements	\$230,000
Total	\$300,000


- 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 market and income approaches indicated a lower valuation.

- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 26, 2007 at 8:30 a.m. be vacated.

DATED this 15th day of March 2008 ~~December, 2007.~~


 PATRICK C. SULLIVAN
 Agent for Petitioner
 Sullivan Valuation Services Group, LLC
 P.O. Box 17004
 Golden, CO 80402
 303-273-0138


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

Docket Number 45704