

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 46502</b>
Petitioner: <b>CORONADO VCW LLC ET AL,</b>  v.  Respondent: <b>DOUGLAS COUNTY BOARD OF COMMISSIONERS.</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.: R0416076+1**  
  
**Category: Abatement      Property Type: Commercial Real**
2. Petitioner is protesting the 03-04 actual value of the subject property.
3. The parties agreed that the 03-04 actual value of the subject property should be reduced to:  
  

**Total Value:            \$5,200,000**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 03-04 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 7th day of May 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record  
May 6, 2008

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*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:

**CORONADO VCW LLC, ET AL.,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
COMMISSIONERS.**

Attorney for Respondent:

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Senior Assistant County Attorney  
Office of the County Attorney  
Douglas County, Colorado  
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2008 MAY -5 PM 1:21  
STATE OF COLORADO  
COUNTY OF DOUGLAS  
Docket Number: 46502  
Schedule No.: R0416076+1

**STIPULATION (As to Abatement/Refund for Tax Years 2003 and 2004)**

Petitioner and Respondent, hereby enter into this Stipulation regarding the tax years 2003 and 2004 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 years 2003 and 2004.

4. Attachment A further reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Commissioners.

5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax years 2003 and 2004 actual values of the subject properties, as also shown on Attachment A.

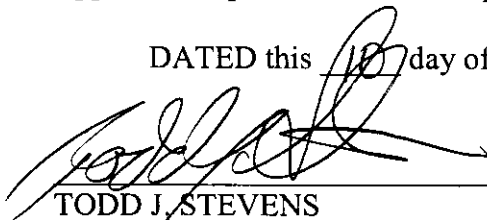
6. The valuations, as established on Attachment A, shall be binding only with respect to tax years 2003 and 2004.

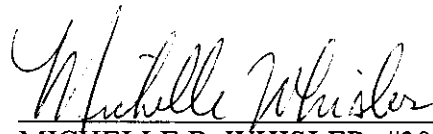
7. Brief Narrative as to why the reductions were made:

Further review of actual income and expense information warranted an adjustment.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 2, 2008 at 1:00 p.m. be vacated.

DATED this 10 day of April, 2008.

  
TODD J. STEVENS  
Agent for Petitioner  
Stevens & Associates Cost Reduction  
Specialists, Inc.  
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Littleton, CO 80129  
303-347-1878

  
MICHELLE B. WHISLER, #30037  
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BOARD OF COMMISSIONERS  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

Docket Number 46502

<b>PARCEL #</b>		<b>ASSESSOR VALUES</b>	<b>BOE VALUES</b>	<b>STIPULATED VALUES</b>
R0416076	Land	\$493,970	\$493,970	\$493,970
	Improvements	\$746,030	\$746,030	\$662,694
	Total	\$1,240,000	\$1,240,000	\$1,156,664
R0416078	Land	\$774,497	\$774,497	\$774,497
	Improvements	\$3,425,503	\$3,425,503	\$3,268,839
	Total	\$4,200,000	\$4,200,000	\$4,043,336