

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p><b>Docket Number: 47010</b></p>
<p>Petitioner: <b>PIVOTAL PARKER COMMERCIAL LLC,</b></p> <p>v.</p> <p>Respondent: <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b></p>	
<p><b>ORDER ON STIPULATION</b></p>	

**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.: R0330550+21**

**Category: Valuation      Property Type: Vacant Land**
2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 actual value of the subject property should be reduced to:  
  

**Total Value:            \$1,960,596**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2006 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 30th day of January 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

January 30, 2008

*Karen E Hart*

Karen E. Hart

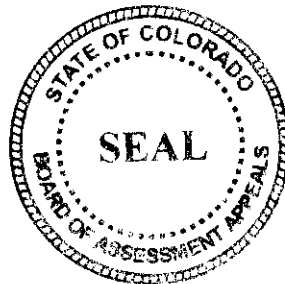
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*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:

**PIVOTAL PARKER COMMERCIAL 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](mailto:attorney@douglas.co.us)  
Atty. Reg. #: 30037

Docket Number: 47010

Schedule Nos.:  
R0330550+21

2008 JAN 29 PM 1:18

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

**STIPULATION (As to Tax Year 2006 Actual Values)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2006 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 Vacant Land property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2006.

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

5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax year 2006 actual values of the subject properties, as also shown on Attachment A.

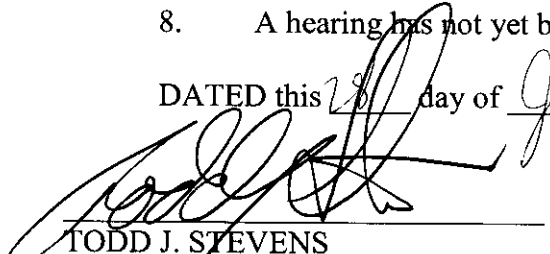
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2006.


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

Upon inspection of the property and exchange of specific agricultural use information, it was determined that the subject properties qualify in part for agriculture uses.

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

DATED this 28 day of January, 2008

  
TODD J. STEVENS  
Agent for Petitioner  
Stevens & Associates Cost Reduction  
Specialists, Inc.  
640 Plaza Drive, Suite 290  
Littleton, CO 80129  
303-347-1878

  
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 47010

# Split Parcels - Ag & Unplatted Non - AG Agricultural Parcels

ACCT #	ACREAGE	ABSTRACT	2006		PROPOSED	PROPOSED
			VALUE	VALUE		
330550	5.000	0530PT	\$50,000		4142	\$140
451940	58.290	0550	\$582,900		4142	\$1,632
461361	26.565	0540	\$265,650		4142	\$744
461362	94.786	0550	\$947,860		4142	\$2,654
461364	60.704	0550	\$607,040		4142	\$1,700
461366	126.636	0560	\$1,266,360		4142	\$3,546
461449	15.080	0540	\$150,800		4142	\$422
461450	7.270	0530	\$72,700		4142	\$204
461451	182.500	0560	\$1,825,000		4142	\$5,110
461491	51.370	0550	\$513,700		4142	\$1,438
461492	11.470	0540PT	\$114,700		4142	\$321
461493	1.395	0520PT	\$13,950		4142	\$39
461525	98.287	0550	\$982,870		4142	\$2,752
<b>Total</b>	<b>739.353</b>		<b>\$7,393,530</b>			<b>\$20,702</b>
456980	0.460	0510	\$4,600		0510	\$4,600
461365	13.758	0540	\$137,580		0540	\$137,580
461445	4.780	0520PT	\$47,800		0520PT	\$47,800
461448	4.430	0520	\$44,300		0520	\$44,300
<b>Total</b>	<b>23.428</b>		<b>\$234,280</b>			<b>\$234,280</b>
451941	64.070	0550	\$640,700		4142 - 26.634 Ac 0550 - 37.436 Ac	\$746 \$374,360
451942	48.830	0550	\$488,300		4142 - 40.391 Ac 0530 - 8.439 Ac	\$375,106 \$1,131
461373	16.440	0540PT	\$164,400		4142 - 5.732 Ac 0540 - 10.708 Ac	\$85,521 \$161
461494	31.410	0540PT	\$314,100		4142 - 20.554 Ac 0540 - 10.856 Ac	\$107,080 \$107,241
461497	299.820	0560	\$2,998,200		4142 - 197.512 Ac 0560 - 102.308 Ac	\$576 \$108,560 \$109,136 \$5,530
<b>Total</b>	<b>460.570</b>		<b>\$4,605,700</b>			<b>\$1,028,610</b> <b>\$1,705,614</b>
<b>TOTAL</b>	<b>1223.351</b>		<b>\$12,233,510</b>			<b>\$1,960,596</b>