

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 47268
Petitioner: BRCP HIGHLANDS RANCH 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.: R0377772+1

Category: Valuation Property Type: Commercial Real
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: \$8,300,000

(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 16th day of March 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record
March 14, 2007

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

Heather Wilcox

Heather Wilcox



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

BRCP HIGHLANDS RANCH LLC,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

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Docket Number: **47268**

Schedule Nos.:
R0377772+1

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 Commercial 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.

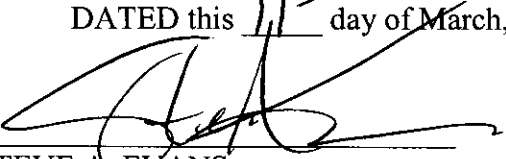
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2006.

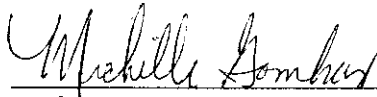
7. Brief Narrative as to why the reductions were made:

Further review of cost and market sales information on comparable properties indicated that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 5, 2007 at 3:00 p.m. be vacated.

DATED this 11th day of March, 2007.


STEVE A. EVANS
Agent for Petitioner
The E Company, Inc.
P.O. Box 1750
Castle Rock, CO 80104


MICHELLE B. GOMBAS, #30037
Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
100 Third Street
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Docket Number 47268

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0365585	Land	\$626,220	\$626,220	\$626,220
	Improvements	\$4,242,337	\$3,323,780	\$3,323,780
	Total	\$4,868,557	\$3,950,000	\$3,950,000
R0377772	Land	\$1,086,996	\$1,086,996	\$1,086,996
	Improvements	\$3,758,639	\$3,363,004	\$3,263,004
		\$4,845,635	\$4,450,000	\$4,350,000