

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 48988
Petitioner: PINON SOLEIL DEVELOPEMENT, INC., 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.: R0428151+25

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

Total Value: \$3,232,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2007 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 4th day of June 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

June 3, 2008

Karen E Hart

Karen E. Hart

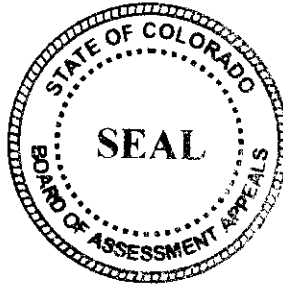
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

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:

PINON SOLEIL DEVELOPMENT, INC.,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

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Atty. Reg. #: 30037

Docket Number: **48988**

Schedule Nos.:
R0428151+25

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STATE OF COLORADO
DEPARTMENT OF REVENUE

STIPULATION (As to Tax Year 2007 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2007 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 2007.

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 2007 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 2007.

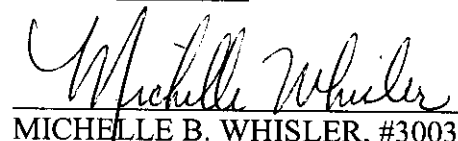
7. Brief Narrative as to why the reductions were made:

A physical review was conducted and found adjustments for certain attributes had not been applied appropriately during the mass appraisal process resulting in the reduction in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 19, 2008 at 8:30 a.m. be vacated.

DATED this 29th day of May, 2008.


JENN HAFFEMAN
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303-814-2460


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

Docket Number 48988

Docket No. 48988

ATTACHMENT A

Parcel #	Assessor Value	CBOE Value	Stipulated Value
R0428151	\$173,286	\$163,660	\$158,000
R0428154	\$173,286	\$163,660	\$158,000
R0428156	\$173,286	\$163,660	\$132,000
R0428157	\$173,286	\$163,660	\$132,000
R0428158	\$173,286	\$163,660	\$132,000
R0428159	\$173,286	\$163,660	\$132,000
R0428160	\$173,286	\$163,660	\$132,000
R0428161	\$173,286	\$163,660	\$132,000
R0428162	\$173,286	\$163,660	\$132,000
R0428163	\$173,286	\$163,660	\$132,000
R0428164	\$173,286	\$163,660	\$132,000
R0428165	\$173,286	\$163,660	\$132,000
R0428167	\$173,286	\$163,660	\$132,000
R0428168	\$173,286	\$163,660	\$132,000
R0428169	\$173,286	\$163,660	\$104,000
R0428171	\$173,286	\$163,660	\$104,000
R0428172	\$173,286	\$163,660	\$104,000
R0428173	\$173,286	\$163,660	\$104,000
R0428174	\$173,286	\$163,660	\$104,000
R0428175	\$173,286	\$163,660	\$104,000
R0428176	\$173,286	\$163,660	\$104,000
R0428178	\$173,286	\$163,660	\$104,000
R0428179	\$173,286	\$163,660	\$104,000
R0428184	\$173,286	\$163,660	\$132,000
R0428185	\$173,286	\$163,660	\$132,000
R0428186	\$173,286	\$163,660	\$132,000
Total Actual Value	\$4,505,436	\$4,255,160	\$3,232,000
		Net Actual	
		Value Change	\$1,023,160