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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 50503 |
| Petitioner: A & B BUILDING COMPANY, A GENERAL PARTNERSHIP, 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.: R0349089

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 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 2008 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 6th day of October 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

October 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 Rigiroszi

Toni Rigiroszi



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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | |
| Petitioner: A & B BUILDING COMPANY, a General Partnership, v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION. | Docket Number: 50503 Schedule No.: R0349089 2008 OCT -2 PM 1:39 |
| 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 | |
| STIPULATION (As to Tax Year 2008 Actual Value) | |

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2008 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 4S Village North Amended, 12,059 sq. ft. Total Acreage 0.277 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 2008:

| | |
|--------------|-----------|
| Land | \$ 79,636 |
| Improvements | \$300,364 |
| Total | \$380,000 |

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

| | |
|--------------|-----------|
| Land | \$ 79,636 |
| Improvements | \$281,364 |
| Total | \$361,000 |

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2008 actual value for the subject property:

| | |
|--------------|-----------|
| Land | \$ 79,636 |
| Improvements | \$220,364 |
| Total | \$300,000 |

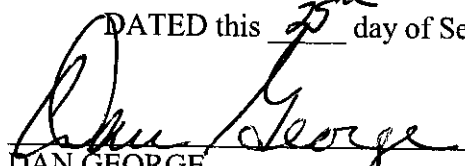
6. The valuations, as established above, shall be binding only with respect to tax year 2008.

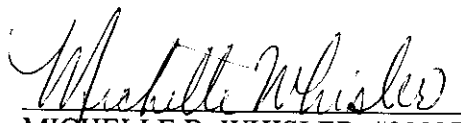
7. Brief narrative as to why the reduction was made:

Based on submittal of actual leases for the base period on the subject property which, when applied to the income approach analysis, warranted the reduction in value.

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

DATED this 7th day of September, 2008.


DAN GEORGE
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720-962-5750


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Docket Number 50503