

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 51162**

Petitioner:

**JRE 1160 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.: R0077139**

**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:            \$1,675,000**

(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 14th day of September 2009.

**BOARD OF ASSESSMENT APPEALS**

*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



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**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

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Michelle B. Whisler, Reg. No. 30037  
Senior Assistant County Attorney  
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Docket Number: **51162**

Schedule No.: **R0077139**

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STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

**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 2 Resub Lot 1 Kolacny's Add to Castle Rock. 2.320 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	\$ 545,719
Improvements	\$1,164,281
Total	\$1,710,000

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

Land	\$ 545,719
Improvements	\$1,164,281
Total	\$1,710,000

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	\$ 545,719
Improvements	\$1,129,281
Total	\$1,675,000

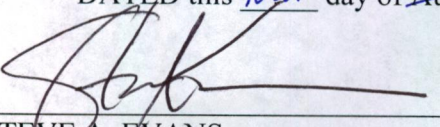
6. The valuations, as established above, shall be binding only with respect to tax year 2008.

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

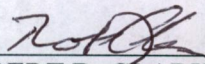
Further review of actual income information and income information from comparable properties indicated that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 29, 2009 at 8:30 a.m. be vacated.

DATED this 10<sup>th</sup> day of September, 2009.

  
STEVE A. EVANS  
Agent for Petitioner  
The E Company, Inc.  
P.O. Box 1750  
Castle Rock, CO 80104  
720-351-3515

Docket Number 51162

  
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