

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 54723
Petitioner: FIRST UNITED BANK, 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.: R0416191

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$1,426,093

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

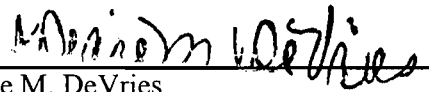
ORDER:

Respondent is ordered to reduce the 2009 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 2nd day of March 2011.

BOARD OF ASSESSMENT APPEALS



Diane M. DeVries

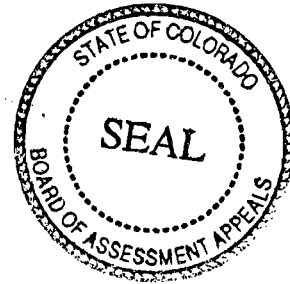
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Debra A. Baumbach



Cara McKeller



BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	2011 FEB 17 PM 1:32
<hr/> Petitioner: COLORADO STATE BANK & TRUST fka FIRST UNITED BANK, v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	<hr/> Docket Number: 54723 Schedule No.: R0416191
<hr/> Attorney for Respondent: Robert D. Clark, Reg. No. 8103 Michelle B. Whisler, Reg. No. 30037 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	
STIPULATION (As to Tax Year 2009 Actual Value)	

The name of the Petitioner Taxpayer is Colorado State Bank & Trust, and Colorado State Bank & Trust is the owner of the subject property. However, the petition to the Board of Assessment Appeals ("BAA") erroneously listed the name of the Petitioner Taxpayer as First United Bank.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2009 valuation of the subject property and jointly move the BAA 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 Highlands Ranch #135. 1.081 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 2009:

Land	\$ 762,831
Improvements	\$ 886,901
Total	\$1,649,732

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

Land	\$ 762,831
Improvements	\$ 886,901
Total	\$1,649,732

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2009 actual value for the subject property:

Land	\$ 762,831
Improvements	\$ 663,262
Total	\$1,426,093


6. The valuations, as established above, shall be binding only with respect to tax year 2009.

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


Further review and correction of various attributes impacting the subject property warranted a reduction in value.

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

DATED this 16 day of February, 2011.


LAURI A. POE
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Docket Number 54723


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