

ORDER:

Respondent is ordered to reduce the 07-08 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 10th day of March 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

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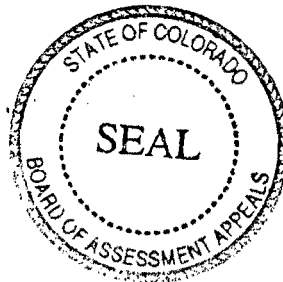
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

2011 MAR -8 PM 12: 23

Petitioner:

**HENDERSON BROTHERS REAL ESTATE
ENTERPRISES, LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
COMMISSIONERS.**

Docket Number: 57258

Schedule No.: R0341634

Attorney for Respondent:

Robert D. Clark, Reg. No. 8103
Michelle B. Whisler, Reg. No. 30037
Senior Assistant County Attorney
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STIPULATION (As to Abatement/Refund for Tax Years 2007/2008)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2007 and 2008 valuations 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 5, Highlands Ranch #65-A. 1.476 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 years 2007 and 2008:

Land	\$ 411,488
Improvements	\$ 949,422
Total	\$1,360,910

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

Land	\$ 411,488
Improvements	\$ 949,422
Total	\$1,360,910

5. After further review and negotiation, the Petitioner and the Douglas County Board of Commissioners agree to the following tax years 2007 and 2008 actual value for the subject property:

Land	\$ 411,488
Improvements	\$ 763,512
Total	\$1,175,000

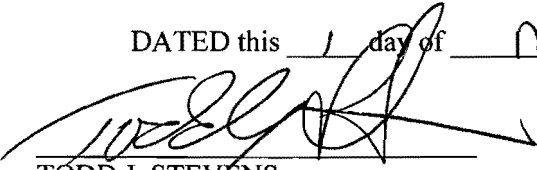
6. The valuations, as established above, shall be binding only with respect to tax years 2007 and 2008.

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


Review and recalculation of square footage in order to more accurately reflect the component make up of the building improvements constructed on the subject property, along with further consideration of the income and sales approaches to value reflecting these changes, warranted the recommended change of value.

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

DATED this 1 day of March, 2011.


TODD J. STEVENS
Agent for Petitioner
Stevens & Associates
9800 Mt. Pyramid Court, Suite 220
Englewood, CO 80112
303-347-1878

Docket Number 57258


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