

| | |
|---|------------------------------------|
| <p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>JDN INTERMOUNTAIN DEVELOPMENT, PARKER PAVILION LLC,</p> <p>v.</p> <p>Respondent:</p> <p>DOUGLAS COUNTY BOARD OF EQUALIZATION.</p> | ▲ |
| <p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Barry J. Goldstein, Esq. Address: 950 S. Cherry Street, #320 Denver, CO 80246 Phone Number: (303) 757-8865 E-mail: Attorney Registration No.:</p> | <p>Docket Number: 38627</p> |
| <p>ORDER ON STIPULATION</p> | |

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.: | R0428730, R0428731, R0428732, R0428733, R0428734, R0428735 |
| Category: Valuation | Property Type: Vacant Land |

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

REFERENCE ATTACHED STIPULATION.

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

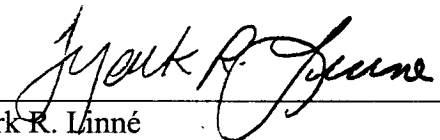
The Douglas County Assessor is directed to change her records accordingly.

DATED/MAILED this 8th day of March, 2002.

This decision was put on the record


March 7, 2002

BOARD OF ASSESSMENT APPEALS

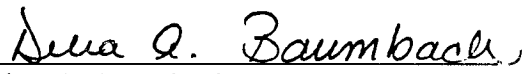


Mark R. Linné

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



Penny S. Bunnell



Debra A. Baumbach

Docket Number 38627

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

**JDN INTERMOUNTAIN DEVELOPMENT,
PARKER PAVILION LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

KELLY DUNNAWAY
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. #: 31896

Docket Number: **38627**

Schedule Nos.: **0428730+5**

RECEIVED
JUN 6 11:52
STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

STIPULATION (As to Tax Year 2001 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2001 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 2001.

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 2001 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 2001.

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

Replat of parcels warranted a lower valuation.

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

DATED this 5 day of March, 2002.



BARRY J. GOLDSTEIN, #2218
Attorney for Petitioner
Sterling Equities, Inc.
950 South Cherry Street, Suite 320
Denver, CO 80246
303-757-8865



KELLY DUNNAWAY, #31896
Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
100 Third Street
Castle Rock, CO 80104
303-660-7414

Docket Number 38627

| PARCEL # | ASSESSOR VALUES | BOE VALUES | STIPULATED VALUES |
|-----------------|----------------------------|-------------------|------------------------------|
| 0428730 | \$273,685 | \$273,685 | \$162,697 |
| 0428731 | \$270,717 | \$270,717 | \$160,932 |
| 0428732 | \$189,271 | \$189,271 | \$112,515 |
| 0428733 | \$242,689 | \$242,689 | \$144,271 |
| 0428734 | \$346,228 | \$346,228 | \$205,821 |
| 0428735 | \$597,490 | \$597,490 | \$597,490 |