

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>TRITEL VENTURE GROUP LLC,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Mr. Darius L. Bozorgpour Property Tax Advisors, Inc.</p> <p>Address: 3090 S. Jamaica Court, Suite 200 Aurora, Colorado 80014</p> <p>Phone Number: 303-368-0500</p>	<p><b>Docket Number: 40389</b></p>
<p><b>ORDER ON STIPULATION</b></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.: R0417075**

**Category: Valuation      Property Type: Commercial**

2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

Land	\$ 568,024.00
Improvements	<u>\$2,631,976.00</u>
Total	\$3,200,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2002 actual value of the subject property, as set forth above.

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

**DATED/MAILED** this 20<sup>th</sup> day of December, 2002.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on the record

December 19, 2002

Rebecca Hawkins

Rebecca A. Hawkins

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

Penny S. Bunnell  
Penny S. Bunnell



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**TRITEL VENTURE GROUP, 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](mailto:attorney@douglas.co.us)  
Atty. Reg. #: 31896

Docket Number: **40389**

Schedule No.: **R0417075**

**STIPULATION (As to Tax Year 2002 Actual Value)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2002 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 1, Douglas County Justice Center #3, 1.630 AM/L.

RECEIVED  
02 DEC 17 PM 1:11  
DOUGLAS COUNTY BOARD OF ASSESSMENT APPEALS

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 2002:

Land	\$ 568,024
Improvements	\$2,967,976
Total	\$3,536,000

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

Land	\$ 568,024
Improvements	\$2,967,976
Total	\$3,536,000

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2002 actual value for the subject property:

Land	\$ 568,024
Improvements	\$2,631,976
Total	\$3,200,000

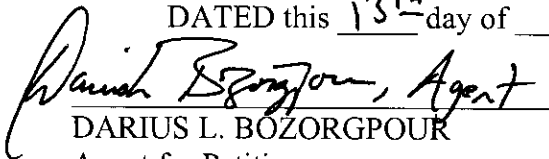
6. The valuations, as established above, shall be binding only with respect to tax year 2002.

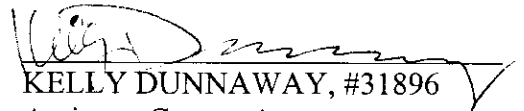
7. Brief narrative as to why the reduction was made:

Further review of actual income and expense information warranted an adjustment.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 18, 2002 at 1:00 p.m. be vacated.

DATED this 13<sup>th</sup> day of December, 2002.

  
DARIUS L. BOZORGPOUR  
Agent for Petitioner  
Property Tax Advisors, Inc.  
3090 South Jamaica Court, Suite 200  
Aurora, CO 80014  
303-368-0500

  
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 40389