

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>LONGS DRUG STORES 459,</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: Layne F. Mann, Esq. Address: 7475 West Fifth Avenue #321 Lakewood, Colorado 80226 Phone Number: 303-233-8533 Attorney Reg. No.: 15611</p>	<p>Docket Number: 40529</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.: R0408732

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	\$ 1,118,648.00
Improvements	<u>1,331,352.00</u>
Total	\$ 2,450,000.00

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 his/her records accordingly.

DATED/MAILED this 16th day of April, 2003.

This decision was put on the record

April 15, 2003

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

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

James E. Mogan
James E. Mogan



BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	12 MAR 15 2011 10:01 CLERK OF DISTRICT COURT DISTRICT COURT COUNTY OF DOUGLAS DENVER, COLORADO
Petitioner: LONGS DRUG STORES 459, v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	
Attorney for Respondent: Michelle L. Bennett 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. #: 30037	Docket Number: 40529 Schedule No.: R0408732
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 7A-1A, Highlands Ranch #127A, 6th Amd. 3.424 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 2002:

Land	\$1,118,648
Improvements	\$1,881,352
Total	\$3,000,000

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

Land	\$1,118,648
Improvements	\$1,881,352
Total	\$3,000,000

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	\$1,118,648
Improvements	\$1,331,352
Total	\$2,450,000

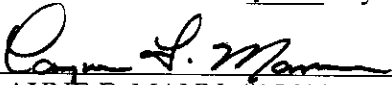
6. The valuations, as established above, shall be binding only with respect to tax year 2002.


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

Further review of market and income approaches indicated a lower valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 24, 2003 at 8:30 a.m. be vacated.

DATED this 14th day of April, 2003.


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Docket Number 40529