

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CASTLE CREEK COMMONS EAST,</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: Ronald E. Hambrick Nadori Info Services</p> <p>Address: 9520 S. Bellmore Lane Highlands Ranch, CO 80126</p> <p>Phone Number: (303) 791-0100</p>	<p>Docket Number: 40785</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.: R0284971

Category: Valuation Property Type: Residential

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	\$ 453,852.00
Improvements	<u>\$2,046,148.00</u>
Total	\$2,500,000.00

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 9th day of May, 2003.

This decision was put on the record

May 8, 2003

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

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. Lowenthal
Penny S. Lowenthal



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

CASTLE CREEK COMMONS EAST,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

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Atty. Reg. #: 30037

Docket Number: **40785**

Schedule No.: **R0284971**

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07:01:10

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:

Pt Lot 1, Block 1, Castle Creek Commons 151,287 sq. feet or 3.473 AM/L

2. The subject property is classified as Residential property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2002:

Land	\$ 453,852
Improvements	\$2,849,148
Total	\$3,303,000

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

Land	\$ 453,852
Improvements	\$2,849,148
Total	\$3,303,000

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	\$ 453,852
Improvements	\$2,046,148
Total	\$2,500,000

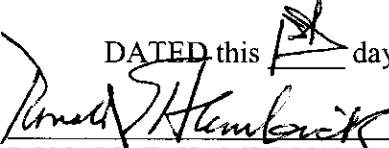
6. The valuations, as established above, shall be binding only with respect to tax year 2002.

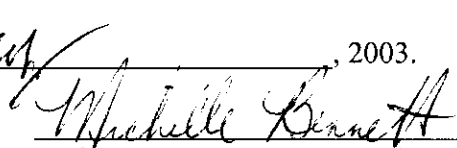
7. Brief narrative as to why the reduction was made:

Further consideration of market data warranted additional adjustment.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 24, 2003 at 1:00 p.m. be vacated.

DATED this 12 day of May, 2003.


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