

<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>LINCOLN &amp; YOSEMITE COMPANY,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DOUGLAS COUNTY BOARD OF COMMISSIONERS.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Stevens &amp; Associates Todd J. Stevens</p> <p>Address: 8005 S. Chester St., #340 Englewood, CO 80112</p> <p>Phone Number: (303) 347-1878</p>	<p><b>Docket Number: 40973</b></p>
<p align="center"><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.: 0407097**

**Category: Refund/Abatement                      Property Type: Commercial**
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:

Land	\$ 919,120.00
Improvements	<u>\$1,630,880.00</u>
Total	\$2,550,000.00

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 his/her records accordingly.

**DATED/MAILED** this 24<sup>th</sup> day of October, 2003.

This decision was put on the record

October 23, 2003

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

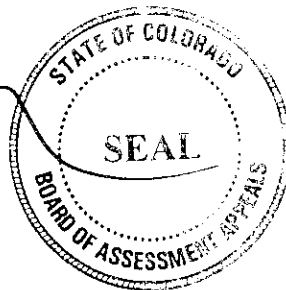
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

*Debra A. Baumbach*

Debra A. Baumbach

*Jackie J. Brown*

Jackie J. Brown



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**LINCOLN & YOSEMITE COMPANY,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
COMMISSIONERS.**

Attorney for Respondent:

Michelle B. Gombas  
Assistant County Attorney  
Office of the County Attorney  
Douglas County, Colorado  
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Atty. Reg. #: 30037

Docket Number: **40973**

Schedule No.: **R0407097**

**STIPULATION (As to Abatement/Refund for Tax Year 2001)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2001 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 3, Heritage Hills #1C, 2.110 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 2001:

Land	\$ 919,120
Improvements	\$1,860,880
Total	\$2,780,000

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

Land	\$ 919,120
Improvements	\$1,860,880
Total	\$2,780,000

5. After further review and negotiation, the Petitioner and the Douglas County Board of Commissioners agree to the following tax year 2001 actual value for the subject property:

Land	\$ 919,120
Improvements	\$1,630,880
Total	\$2,550,000

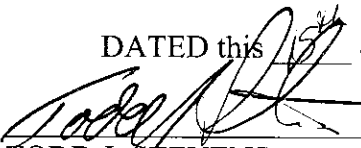
6. The valuation, as established above, shall be binding only with respect to tax year 2001.

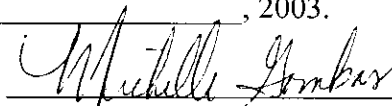
7. Brief narrative as to why the reductions were made:

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

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 9, 2003 at 8:30 a.m. be vacated.

DATED this 15<sup>th</sup> day of October, 2003.

  
TODD J. STEVENS  
Agent for Petitioner  
Stevens & Associates Cost  
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303-347-1878

  
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