

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>PLAZA DRIVE PROPERTIES,</p> <p>v.</p> <p>Respondent:</p> <p>DOUGLAS COUNTY BOARD OF COMMISSIONERS.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Stevens & Associates Todd J. Stevens</p> <p>Address: 8005 S. Chester St. #340 Englewood, CO 80112</p> <p>Phone Number: (303) 347-1878</p>	<p>Docket Number: 41146</p>
<p align="center">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.: 0417104+2A

Category: Refund/Abatement 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:

See Attached Stipulation

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 3rd day of February, 2004.

This decision was put on the record

February 2, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

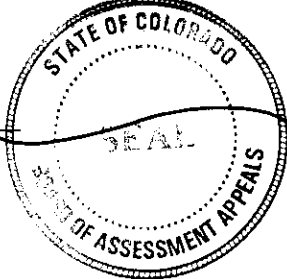
Karen E. Hart

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



The seal is circular with a double border. The outer border contains the text "STATE OF COLORADO" at the top and "BOARD OF ASSESSMENT APPEALS" at the bottom. The inner border contains the word "SEAL" in the center.

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

PLAZA DRIVE PROPERTIES

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
COMMISSIONERS.**

Attorney for Respondent:

Michelle B. Gombas
Assistant County Attorney
Office of the County Attorney
Douglas County, Colorado
100 Third Street
Castle Rock, Colorado 80104
Phone Number: 303-660-7414
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Atty. Reg. #: 30037

Docket Number: **41146**

Schedule No.: **R0417104+2**

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BOARD OF ASSESSMENT APPEALS

RECORDED

STIPULATION (As to Abatement/Refund for Tax Year 2002)

Petitioner and Respondent, hereby enter into this Stipulation regarding the tax year 2002 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 Commercial property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2002.

4. Attachment A further reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Commissioners.

5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax year 2002 actual values of the subject properties, as also shown on Attachment A.

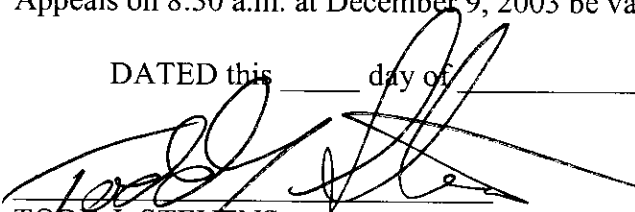
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2002.

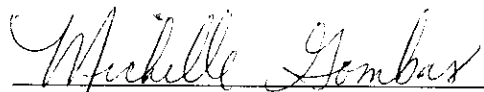
7. Brief Narrative as to why the reductions were made:

Further consideration of market and income data and adjusting for higher vacancy rate supported a lower valuation.

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

DATED this _____ day of _____, 2004.


TODD J. STEVENS
Agent for the Petitioner
Stevens & Associates Cost Reduction
Specialists, Inc.
8005 South Chester Street, Suite 340
Englewood, CO 80112
303-347-1878


MICHELLE B. GOMBAS, #30037
Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF COMMISSIONERS
100 Third Street
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303-660-7414

Docket Number 41146

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0417104	Land	\$1,718,266	\$1,718,266	\$1,718,266
	Improvements	\$226,500	\$226,500	\$226,500
	Total	\$1,944,766	\$1,944,766	\$1,944,766
R0417105	Land	\$5,896,303	\$5,896,303	\$5,896,303
	Improvements	\$80,186,780	\$80,186,780	\$52,859,094
	Total	\$86,083,083	\$86,083,083	\$58,755,397
R0417106	Land	\$1,348,837	\$1,348,837	\$1,348,837
	Improvements	\$151,000	\$151,000	\$151,000
	Total	\$1,499,837	\$1,499,837	\$1,499,837