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| <p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CASTLE ROCK HOLDING COMPANY,</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: Peter Rinehart Address: 331 Players Club Drive Castle Rock, CO 80104 Phone Number: 303-660-2200</p> | <p>Docket Number: 41342</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 Nos.: R0413320 and R0333403

Category: Valuation Property Type: Commercial
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

SEE ATTACHMENT A

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth in Attachment A.

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

DATED/MAILED this 31st day of January, 2004.

This decision was put on the record

January 30, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

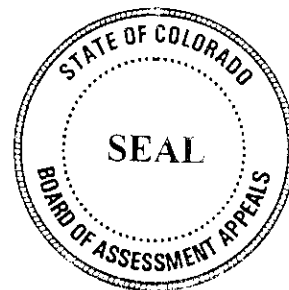
Karen E. Hart

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

Mary J. Helfer
Mary J. Helfer



DOCKET NO. 41342

ATTACHMENT A

| PARCEL # | ASSESSOR VALUES | BOE VALUES | STIPULATED VALUES |
|-----------------|----------------------------|-------------------|------------------------------|
| R0333403 | \$1,161,587 | \$883,800 | \$642,946 |
| R0413320 | \$1,211,169 | \$923,400 | \$670,388 |

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

Petitioner:

CASTLE ROCK HOLDING COMPANY

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

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

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
RECEIVED

Docket Number: **41342**

Schedule Nos.:
R0413320+1

STIPULATION (As to Tax Year 2003 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2003 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 2003 property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2003.

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

5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax year 2003 actual values of the subject properties, as also shown on Attachment A.

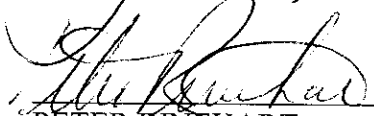
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2003.

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

Further examination of access and development cost issues warranted a reduction in value.

8. Both parties agreed that the hearing scheduled before the Board of Assessment Appeals on January 12, 2004 at 3:00 p.m. be vacated.

DATED this 27 day of January, 2004.



PETER RINEHART
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Castle Rock Holding Company
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Castle Rock, CO 80104
303-660-2200 Ext. 141



MICHELLE B. GOMBAS
Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
100 Third Street
Castle Rock, CO 80104
303-660-7414

Docket Number 41342

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