

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>1ST NATIONAL BANK OF STRASBURG,</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: Jeffrey M. Monroe Tax Profile Services, Inc.</p> <p>Address: 1380 S. Santa Fe Drive, 2nd Floor Denver, CO 80223</p> <p>Phone Number: 303.477.4504</p>	<p>Docket Number: 41568</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.: R0436401

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:

Land:	\$762,000.00
Improvements:	\$ 0.00
Total:	\$762,000.00

4. The Board concurs with the Stipulation.

ORDER:

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

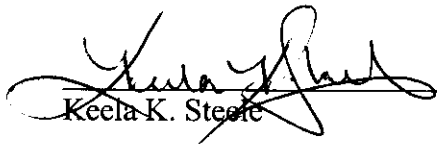
The Douglas County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 22nd day of April, 2005.

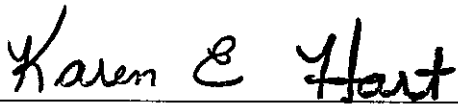
This decision was put on the record

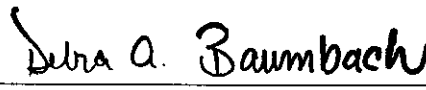
April 21, 2005

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


Keela K. Steere

BOARD OF ASSESSMENT APPEALS


Karen E. Hart


Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: 1ST NATIONAL BANK OF STRASBURG, v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	Docket Number: 41568 Schedule No.: R0436401
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 FAX Number: 303-688-6596 E-mail: attorney@douglas.co.us Atty. Reg. #: 30037	
STIPULATION (As to Tax Year 2003 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2003 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 8, Twenty Mile Property, Filing 2, Amendment 1. Total acreage 1.694 AM/L

2. The subject property is classified as Vacant Land property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2003:

Land	\$796,939
Improvements	\$ 0
Total	\$796,939

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

Land	\$796,939
Improvements	\$ 0
Total	\$796,909

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Land	\$762,000
Improvements	\$ 0
Total	\$762,000


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

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


A reduction in value was warranted based on the sale of the subject property in the base study period and a review of comparable sales.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 20, 2005 at 1:00 p.m. be vacated.

DATED this 12th day of February, 2005.


 JEFFREY M. MONROE
 Agent for Petitioner
 Tax Profile Services, Inc.
 1380 South Santa Fe Drive, 2nd Flr.
 Denver, CO 80223
 303-477-4504

Docket Number 41568


 MICHELLE B. GOMBAS, #30037
 Assistant County Attorney
 for Respondent DOUGLAS COUNTY
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