

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: DAVID REZA, v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Greg Evans Bridge & Associates Address: 390 Union Blvd., Ste. 330 Lakewood, CO 80228-1556 Phone Number: (303) 237-6997	Docket Number: 41673
ORDER ON STIPULATION	

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.: R0355047

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:	\$394,259.00
Improvements:	\$ 8,896.00
Total:	\$403,155.00

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 21st day of April, 2005.

This decision was put on the record

April 20, 2005

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

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

Keela K. Steele
Keela K. Steele



<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>Docket Number: 41673 Schedule No.: R0355047</p> <p style="text-align: center;">05 APR 19 PM 2:34 BOARD OF ASSESSMENT APPEALS</p>
<p>Petitioner:</p> <p>DAVID REZA,</p> <p>v.</p> <p>Respondent:</p> <p>DOUGLAS COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney for Respondent:</p> <p>Kelly Dunnaway Deputy 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. #: 31896</p>	
<p>STIPULATION (As to Tax Year 2003 Actual Value)</p>	

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:

Part of Lots 10 and 11, Castle View Heights Amended, Lying East of Frontage Rd
87,613 Sq. Ft. or 2.011 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 2003:

Land	\$394,259
Improvements	\$ 82,158
Total	\$476,417

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

Land	\$394,259
Improvements	\$ 82,158
Total	\$476,417

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	\$394,259
Improvements	\$ 8,896
Total	\$403,155

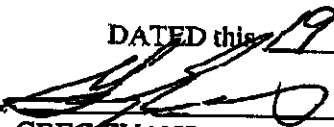
6. The valuations, as established above, shall be binding only with respect to tax year 2003.

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

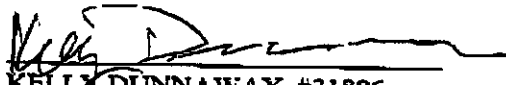
Erroneous depreciation amount was corrected with warranted a change in value.

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

DATED this 19 day of April, 2005.


 GREG EVANS
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 303-237-6997

Docket Number 41673


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 for Respondent DOUGLAS COUNTY
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