

<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>DAVID REZA,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Greg Evans Bridge &amp; Associates Address: 390 Union Blvd., Ste. 330 Lakewood, CO 80228-1556 Phone Number: (303) 237-6997</p>	<p><b>Docket Number: 41783</b></p>
<p><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.: R0294782**

**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:	\$210,785.00
Improvements:	<u>\$ 13,369.00</u>
Total:	\$224,154.00

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 21<sup>st</sup> 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



<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>DAVID REZA,</b>  v.  Respondent:  <b>DOUGLAS COUNTY BOARD OF EQUILIZATION.</b>	
Attorney for Respondent:  <b>Kelly Dumaway</b> 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: <a href="mailto:attorney@douglas.co.us">attorney@douglas.co.us</a> Atty. Reg. #: 31896	
Docket Number: 41783 Schedule No.: R0294782	
<b>STIPULATION (As to Tax Year 2003 Actual Value)</b>	

04 APR 19 PM 2:35  
 COUNTY OF DOUGLAS

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:

PT E 1/2 Lot 12, Castle View Heights Amended, 46,841 Sq. Ft. Total Acreage  
1.075 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	\$210,785
Improvements	\$ 74,841
<b>Total</b>	<b>\$285,626</b>

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

Land	\$210,785
Improvements	\$ 74,841
<b>Total</b>	<b>\$285,626</b>

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	\$210,785
Improvements	\$ 13,369
<b>Total</b>	<b>\$224,154</b>

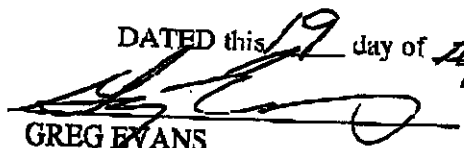
6. The valuations, as established above, shall be binding only with respect to tax year 2003.

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

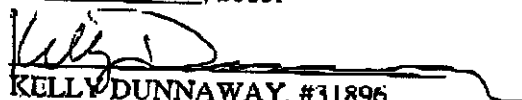
Erroneous depreciation amount was corrected and an adjustment to the square footage land value warranted the change in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 20, 2005, at 8:30 a.m. be vacated.

DATED this 19 day of April, 2005.



GREG EVANS  
Agent for Petitioner  
Bridge & Associates  
820 Simms Street, Suite 12  
Golden, CO 80401-4472  
303-237-6997



KELLY DUNNAWAY, #31896  
Deputy County Attorney  
for Respondent DOUGLAS COUNTY  
BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

Docket Number 41783