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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 42069 |
| Petitioner: CPV INC, v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION. | |
| 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.: R0417069+2

Category: Valuation Property Type: Commercial Real
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:

Total Value: \$1,155,000
 (Reference Attached Stipulation)
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 AND MAILED this 1st day of April 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

March 30, 2006

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

Keela Steele
Keela Steele



**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

CPV, INC.,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

Michelle B. Gombas
Assistant County Attorney
Office of the County Attorney
Douglas County, Colorado
100 Third Street
Castle Rock, CO 80104
Phone Number: 303-660-7414
FAX Number: 303-688-6596
E-mail: attorney@douglas.co.us
Atty. Reg. #: 30037

Docket Number: **42069**

Schedule Nos.:
R0417069+3

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

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 Commercial 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.

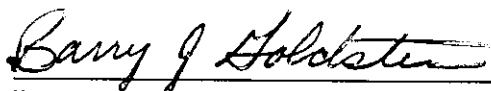
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2003.

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

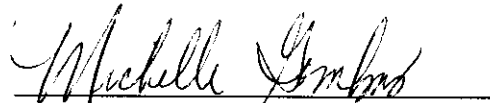
Further review of comparable sales, present worth, time and attribute adjustments warranted a reduction in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 16, 2006 at 8:30 a.m. be vacated.

DATED this 29TH day of March, 2006.



BARRY J. GOLDSTEIN, #2218
Attorney for Petitioner
Sterling Equities, Inc.
950 South Cherry Street, Suite 320
Denver, CO 80246
303-757-8865



MICHELLE B. GOMBAS, #30037
Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
100 Third Street
Castle Rock, CO 80104
303-660-7414

Docket Number 42069

DOCKET NO. 42069

ATTACHMENT A

| PARCEL # | ASSESSOR VALUES | BOE VALUES | STIPULATED VALUES |
|-----------------|--|-------------------|------------------------------|
| R0417069 | \$490,000 | \$441,000 | \$385,000 |
| R0417070 | \$490,000 | \$441,000 | \$385,000 |
| R0417071 | \$490,000 | \$441,000 | \$385,000 |
| R0337502 | Withdrawn per BAA Order dated 11/25/05 | | |

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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket No: 42069 (Partial) |
| Petitioner: CPV, INC., v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION. | |
| PARTIAL ORDER ON WITHDRAWAL | |

THIS MATTER is scheduled for hearing before the Board of Assessment Appeals on December 8, 2005. On November 23, 2005 the Board received Petitioner's request to withdraw the following schedule number for the above-captioned appeal. The Board has approved Petitioner's request.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

Schedule Nos.: R0337502

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

ORDER:

Petitioner's request for withdrawal of the aforementioned schedule number is granted; therefore, the Board will take no further action on the matter of that schedule number. The appeal with regard to the remaining schedule numbers will proceed as scheduled.

DATED and MAILED this 25th day of November, 2005.

BOARD OF ASSESSMENT APPEALS

Karen E Hart
Karen E. Hart

Debra A. Baumbach
Debra A. Baumbach

This decision was put on the record

November 23, 2005

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

Keela K. Steele



If at any time you decide you DO NOT wish to pursue your appeal and choose to withdraw, please sign this letter and return it to the Board of Assessment Appeals.

**Sterling Equities Inc
Barry J. Goldstein Esq.
950 S CHERRY ST #320
Denver, CO 80246**

Date: November 23, 2005

Docket No.: 42069 Parcel ID: R0337502
Hearing Date: December 8, 2005

To: Board of Assessment Appeals
1313 Sherman Street, Room 315
Denver, CO 80203

Via Facsimile: 303.866.4485

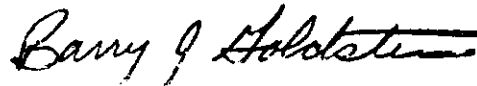
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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

FOR SCHEDULE NUMBER R0337502 only
I no longer wish to pursue this matter and request that my property tax appeal be withdrawn.* I understand that, by withdrawing this appeal, I relinquish all rights to obtaining a reduction in value for the subject property for tax year(s) 2003. I understand that this withdrawal letter should not be mailed or faxed if I have reached an agreement (stipulation) with the Douglas County Board Of Equalization resulting in a reduction in value.

*for Schedule Number R0337502 only

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of this document was mailed, faxed, or hand delivered to the Douglas County Board Of Equalization located at 301 Wilcox, #201, Castle Rock, CO, 80104 on the date referenced above.



Signature: Barry J. Goldstein Esq.