

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 42486</b>
Petitioner: <b>CATLIN PROPERTIES/PACIFIC WESTERN VENTURES,</b>  v.  Respondent: <b>DOUGLAS COUNTY BOARD OF COMMISSIONERS.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0426518A**  
  
**Category: Abatement      Property Type: Commercial Real**
2. Petitioner is protesting the 01-02 actual value of the subject property.
3. The parties agreed that the 01-02 actual value of the subject property should be reduced to:  
  

**Total Value:            \$19,493,670**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 01-02 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 27th day of April 2006.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

April 26, 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:

**CATLIN PROPERTIES/PACIFIC WESTERN  
VENTURES,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
COMMISSIONERS.**

Attorney for Respondent:

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Atty. Reg. #: 30037

Docket Number: **42486**

Schedule No.: **R0426518**

STATE OF COLORADO  
2006 APR 25 PM 12:05

**STIPULATION (As to Abatement/Refund for Tax Years 2001 and 2002)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2001 and 2002 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 3-A, Blk 6 Meridian Office Park #1, 17<sup>th</sup> Amend., 3.880 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 years 2001 and 2002:

<b>2001</b>	Land	\$ 929,570
	Improvements	\$6,064,100
	Total	\$6,993,670
<b>2002</b>	Land	\$ 929,570
	Improvements	\$14,939,270
	Total	\$15,868,840

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

<b>2001</b>	Land	\$ 929,570
	Improvements	\$6,064,100
	Total	\$6,993,670
<b>2002</b>	Land	\$ 929,570
	Improvements	\$13,070,430
	Total	\$14,000,000

5. After further review and negotiation, the Petitioner and the Douglas County Board of Commissioners agree to the following tax years 2001 and 2002 actual values for the subject property:

<b>2001</b>	Land	\$ 929,570
	Improvements	\$6,064,100
	Total	\$6,993,670
<b>2002</b>	Land	\$ 929,570
	Improvements	\$11,570,430
	Total	\$12,500,000

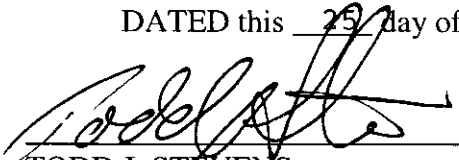
6. The valuations, as established above, shall be binding only with respect to tax years 2001 and 2002.

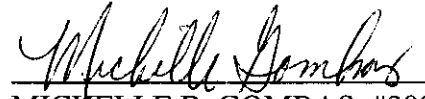
7. Brief narrative as to why the reduction was made:

Further review of the cost, market and pro forma income approaches all indicate an adjustment to value is warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 6, 2006 at 1:00 p.m. be vacated.

DATED this 29 day of April, 2006.

  
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