

<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>CATLIN PROPERTIES,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DOUGLAS COUNTY BOARD OF COMMISSIONERS.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Stevens &amp; Associates Todd J. Stevens</p> <p>Address: 8005 S. Chester St. #340 Englewood, CO 80112</p> <p>Phone Number: (303) 347-1878</p>	<p><b>Docket Number: 42487</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.: R0426510A**

**Category: Refund/Abatement**                      **Property Type: Commercial**
2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

See Attached Stipulation

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2002 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 3<sup>rd</sup> day of February, 2004.

This decision was put on the record

February 2, 2004

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

*Jackie J. Brown*  
Jackie J. Brown



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioners:

**CATLIN PROPERTIES**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
COMMISSIONERS.**

Attorney for Respondent:

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BOARD OF ASSESSMENT APPEALS

Docket Number: 42487

Schedule No.: R0426510

**STIPULATION (As to Abatement/Refund for Tax Year 2002)**

Petitioners and Respondent hereby enter into this Stipulation regarding the tax year 2002 valuation of the subject property and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioners and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

Lot 2A, Blk 6 Meridian Office Park #1, 17<sup>th</sup> Amend. 6.300 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 2002:

Land	\$ 1,509,354
Improvements	\$17,888,566
Total	\$19,397,920

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

Land	\$ 1,509,354
Improvements	\$12,490,646
Total	\$14,000,000

5. After further review and negotiation, the Petitioners and the Douglas County Board of Commissioners agree to the following tax year 2002 actual value for the subject property:

Land	\$ 1,509,354
Improvements	\$11,990,646
Total	\$13,500,000

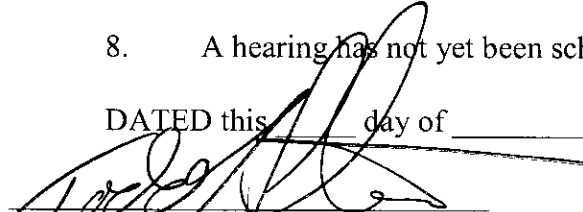
6. The valuations, as established above, shall be binding only with respect to tax year 2002.

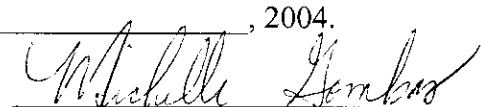
7. Brief narrative as to why the reduction was made:

A further review of rental information and an adjustment to the cap rate indicated a lower value of the subject property.

8. A hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

  
TODD J. STEVENS  
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Specialists, Inc.  
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