

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 43622
Petitioner: CBDG LLC, 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.: R0433962

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Total Value: \$1,550,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2004 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 2nd day of February 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

February 1, 2006

Karen E Hart

Karen E. Hart

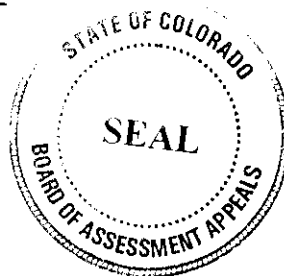
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Keela Steele

Keela Steele



STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
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BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
<hr/> Petitioner: CBDG LLC, v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	<hr/> Docket Number: 43622 Schedule No.: R0433962
<hr/> Attorney for Respondent: Robert D. Clark Assistant 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. #: 8103	
STIPULATION (As to Tax Year 2004 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2004 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 26-A, Block 1, Twenty Mile Village Filing 2, Amendment 4. Total acreage 0.988 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 2004:

Land	\$ 516,447
Improvements	\$1,103,553
Total	\$1,620,000

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

Land	\$ 516,447
Improvements	\$1,103,553
Total	\$1,620,000

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2004 actual value for the subject property:

Land	\$ 419,613
Improvements	\$1,130,387
Total	\$1,550,000

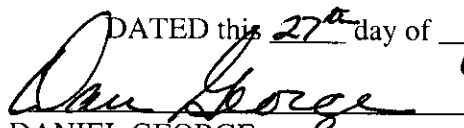
6. The valuations, as established above, shall be binding only with respect to tax year 2004.

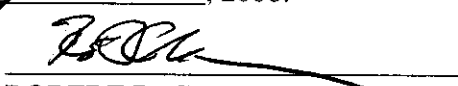
7. Brief narrative as to why the reduction was made:

Further review of cost, comparables sales and income approaches warranted an adjustment.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 31, 2006 at 8:30 a.m. be vacated.

DATED this 27th day of January, 2006.


DANIEL GEORGE
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720-962-5750


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Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
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Castle Rock, CO 80104
303-660-7414

Docket Number 43622