

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 43867
Petitioner: VISTA VILLAGE 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.: R0445262+6

Category: Valuation Property Type: Vacant Land
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: \$2,364,393
(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 3rd day of February 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

February 2, 2006

Karen E Hart

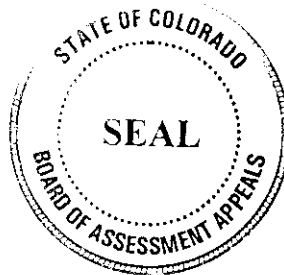
Karen E. Hart

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



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

VISTA VILLAGE LLC,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

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

Docket Number: **43867**

Schedule Nos.:
R0445262+6

2006 FEB - 1 PM 12: 55

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

STIPULATION (As to Tax Year 2004 Actual Values)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2004 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 Vacant Land property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2004.

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 2004 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 2004.

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

Further review of comparable market sales warranted an adjustment.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 21, 2006 at 8:30 a.m. be vacated

DATED this 31st day of January, 2006.



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



ROBERT D. CLARK, #8103
Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
100 Third Street
Castle Rock, CO 80104
303-660-7414

Docket Number 43867

DOCKET NO. 43867

ATTACHMENT A

PARCEL #	ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0445262	\$243,692	\$243,692	\$207,102
R0445263	\$255,296	\$255,296	\$216,959
R0445264	\$255,296	\$255,296	\$216,959
R0445265	\$281,406	\$281,406	\$239,152
R0445269	\$394,549	\$394,549	\$335,304
R0444732	\$548,307	\$548,307	\$465,976
R0444733	\$803,604	\$803,604	\$682,941