

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>Docket Number: 44198</p>
<p>Petitioner: KAP NO TWO LLC,</p> <p>v.</p> <p>Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.</p>	
<p>ORDER ON STIPULATION</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.: R0417085

Category: Valuation Property Type: Industrial
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: \$1,250,000

(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 11th day of January 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

January 10, 2006

Karen E Hart

Karen E. Hart

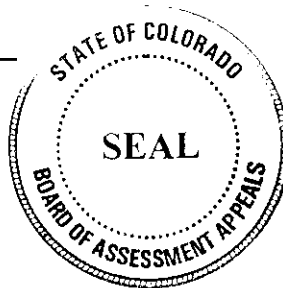
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

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: KAP NO TWO LLC, v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	Docket Number: 44198 Schedule No.: R0417085
Attorney for Respondent: Michelle B. Gombas 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. #: 30037	2006 JAN 10 AM 9:18 STATE OF COLORADO BO OF ASSESSMENT APPEALS
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 2, Citadel Station #6, 7th Amend.

2. The subject property is classified as Industrial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2004:

Land	\$ 334,393
Improvements	\$1,127,367
Total	\$1,461,761

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

Land	\$ 334,393
Improvements	\$1,127,367
Total	\$1,461,761

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	\$ 334,393
Improvements	\$ 915,607
Total	\$1,250,000


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 actual income and expense information warranted an adjustment.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 8, 2005 at 8:30 a.m. be vacated.

DATED this 3rd day of December, 2005.


 PATRICK C. SULLIVAN
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 Sullivan Valuation Services Group, LLC
 P.O. Box 17004
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 303-273-0138

Docket Number 44198


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 for Respondent DOUGLAS COUNTY
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