

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 44787</b>
Petitioner: <b>PONY EXPRESS LLC,</b>  v.  Respondent: <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</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.: R0445112+1**  
  
**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:  
  

**Total Value:            \$1,845,286**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2005 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 22nd day of August 2006.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

August 21, 2006

*Karen E Hart*

Karen E. Hart

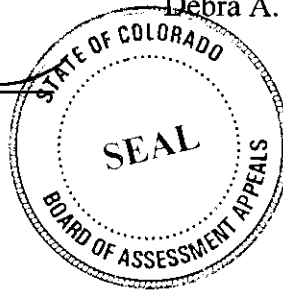
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

Debra A. Baumbach

*Marian Brennan*

Marian Brennan



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**PONY EXPRESS LLC,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

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Office of the County Attorney  
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Atty. Reg. #: 30037

Docket Number: **44787**

Schedule Nos.:  
**R0445112+1**

**STIPULATION (As to Tax Year 2005 Actual Values)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2005 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 Commercial property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2005.

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 2005 actual values of the subject properties, as also shown on Attachment A.

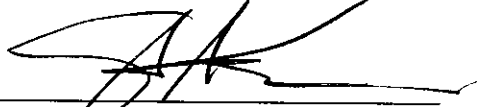
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2005.

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

Documentation offered by Petitioner shows that a portion of the property was actually used as residential as of 1/1/05.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 3, 2006 at 10:30 a.m. be vacated.

DATED this 18<sup>th</sup> day of August, 2006.



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BOARD OF EQUALIZATION  
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Castle Rock, CO 80104  
303-660-7414

Docket Number 44787

DOCKET NO. 44787

ATTACHMENT A

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0445112	Commercial Land	\$0	\$0	\$0
	Commercial Impv.	\$1,278,910	\$1,278,910	\$1,114,461
	Residential Land	\$0	\$0	\$0
	Residential Impv.	\$0	\$0	\$164,449
	<b>Total</b>	\$1,278,910	\$1,278,910	\$1,278,910
R0445113	Commercial Land	\$566,376	\$566,376	\$498,411
	Commercial Impv.	\$0	\$0	\$0
	Residential Land	\$0	\$0	\$67,965
	Residential Impv.	\$0	\$0	\$0
	<b>Total</b>	\$566,376	\$566,376	\$566,376