

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44790
Petitioner: CASTLE PARTNERS, 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.: R0394165+3

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: \$54,000,000
 (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 2nd day of May 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

April 30, 2007

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

Heather Wilcox

Heather Wilcox



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

CASTLE PARTNERS,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

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

Docket Number: **44790**

Schedule Nos.:
R0402720+3

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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 Residential 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:

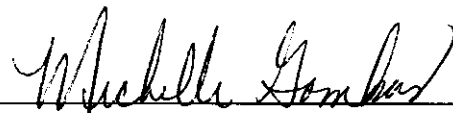
This adjustment is being made based on recognizing the units that qualify under low income housing, thereby adjusting the market value on those units.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 30, 2007 at 8:30 a.m. be vacated.

DATED this 26th day of April, 2007.



STEVE A. EVANS
Agent for Petitioner
The E Company, Inc.
P.O. Box 1750
Castle Rock, CO 80104
720-351-3515



MICHELLE B. GOMBAS, #30037
Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
100 Third Street
Castle Rock, CO 80104
303-660-7414

Docket Number 44790

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0394165	Land	\$1,614,577	\$1,614,577	\$1,614,577
	Improvements	\$20,705,423	\$20,705,423	\$19,402,999
	Total	\$22,320,000	\$22,320,000	\$21,017,576
R0402720	Land	\$1,474,070	\$1,474,070	\$1,474,070
	Improvements	\$10,765,930	\$10,765,930	\$10,640,354
	Total	\$12,240,000	\$12,240,000	\$12,114,424
R0402721	Land	\$635,105	\$635,105	\$635,105
	Improvements	\$9,444,895	\$9,444,895	\$8,762,644
	Total	\$10,080,000	\$10,080,000	\$9,397,749
R0416101	Land	\$986,373	\$986,373	\$986,373
	Improvements	\$11,073,627	\$11,073,627	\$10,483,878
	Total	\$12,060,000	\$12,060,000	\$11,470,251