

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 44867</b>
Petitioner: <b>KKG-I LTD. A COLORADO LIMITED PARTNERSHIP,</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.: R0399930+2**

**Category: Valuation      Property Type: Commercial Real**
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:            \$3,803,000**

(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 9th day of November 2006.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record  
November 7, 2006

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*Karen E Hart*

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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*

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Debra A. Baumbach

*Heather Wilcox*

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Heather Wilcox

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**KKG-I LTD., a Colorado limited partnership,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

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Atty. Reg. #: 30037

Docket Number: **44867**

Schedule Nos.:  
**R0399930+2**

2005 NOV 17 11 1:35

**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 2005 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:

Further review of market sales information on comparable properties indicated that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 2, 2006 at 1:00 p.m. be vacated.

DATED this 6<sup>th</sup> day of November, 2006.

  
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HOWARD LICHT  
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Assistant County Attorney  
for Respondent DOUGLAS COUNTY  
BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

Docket Number 44867

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0399930	Land	\$780,904	\$780,904	\$780,904
	Improvements	\$642,696	\$419,096	\$246,096
	Total	\$1,423,600	\$1,200,000	\$1,027,000
R0399931	Land	\$452,109	\$452,109	\$452,109
	Improvements	\$1,311,891	\$1,147,891	\$1,048,891
	Total	\$1,764,000	\$1,600,000	\$1,501,000
R0399933	Land	\$356,756	\$356,756	\$356,756
	Improvements	\$1,155,244	\$918,244	\$918,244
	Total	\$1,512,000	\$1,275,000	\$1,275,000