

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 44936</b>
Petitioner: <b>THE DENVER BRICK COMPANY,</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.: R0278408**

**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:            \$3,045,791**

(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 7th day of July 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

July 6, 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:

**THE DENVER BRICK COMPANY,**

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](mailto:attorney@douglas.co.us)  
Atty. Reg. #: 30037

Docket Number: **44936**

Schedule No.: **R0278408**

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

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2005 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 1 Citadel Station 2, 13.00 AM/L

02:01:11 PM 11/12/07

2. The subject property is classified as Commercial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2005:

Land	\$1,981,980
Improvements	\$1,796,266
Total	\$3,778,246

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

Land	\$1,981,980
Improvements	\$1,796,266
Total	\$3,778,246

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2005 actual value for the subject property:

Land	\$1,981,980
Improvements	\$1,063,811
Total	\$3,045,791

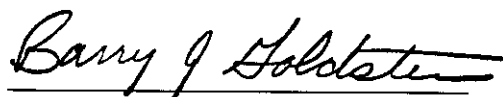
6. The valuations, as established above, shall be binding only with respect to tax year 2005.

7. Brief narrative as to why the reduction was made:

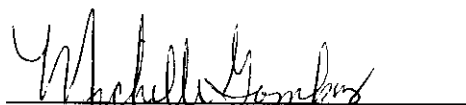
Correction of errors on property records resulted in a revised analysis of the cost and market approaches which warranted an adjustment.

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

DATED this 29<sup>th</sup> day of June, 2007.



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



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 44936