

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45119
Petitioner: PINE LANE ASSOCIATES LLC, 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.: R0316347

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: \$1,960,000

(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 7th day of March 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

March 6, 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



<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	
<p>Petitioner:</p> <p>PINE LANE ASSOCIATES LLC,</p> <p>v.</p> <p>Respondent:</p> <p>DOUGLAS COUNTY BOARD OF EQUALIZATION.</p>	<p>Docket Number: 45119</p> <p>Schedule No.: R0316347</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">2006 MAR - 6 AM 7:28</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">STATE OF COLORADO BOARD OF ASSESSMENT APPEALS</p>
<p>Attorney for Respondent:</p> <p>Robert D. Clark 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. #: 8103</p>	
<p>STIPULATION (As to Tax Year 2005 Actual Value)</p>	

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 3-A Peakview Center Amended. 2.567 AM/L or 111,818.52 sq. ft.

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	\$ 760,369
Improvements	\$1,422,215
Total	\$2,182,584

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

Land	\$ 760,369
Improvements	\$1,422,215
Total	\$2,182,584

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	\$ 760,369
Improvements	\$1,199,631
Total	\$1,960,000


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

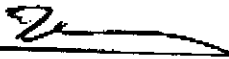
7. Brief narrative as to why the reduction was made:

Further review of actual income and expense information warranted an adjustment.

8. No hearing has been scheduled before the Board of Assessment Appeals.

DATED this 28 day of February, 2006.


 PATRICK SULLIVAN
 Agent for Petitioner
 Sullivan Valuation Services Group, LLC
 P.O. Box 17004
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 303-273-0138
 Docket No. 45119


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 for Respondent DOUGLAS COUNTY
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