

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 45578**

Petitioner:

**GANDOMCAR PROPERTIES, LLC AND  
JAHABIN & CHRISTINE GANDOMCAR,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF EQUALIZATION.**

**AMENDMENT TO ORDER (On Stipulation)**

**THE BOARD OF ASSESSMENT APPEALS** hereby amends its 2007 Order in the above-captioned appeal to reflect the **corrected value for schedule numbers as to tax year 2005.**

**(Reference Attached Revised Stipulation)**

In all other respects, the March 19, 2007 Order shall remain in full force and effect.

**DATED/MAILED** this 27<sup>th</sup> day of March, 2007.

This amendment was put on the record

March 27, 2007

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

Heather Wilcox  
Heather Wilcox

**BOARD OF ASSESSMENT APPEALS**

Karen E. Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach



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

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Petitioners:

**GANDOMCAR PROPERTIES, LLC and  
JAHABIN & CHRISTINE GANDOMCAR,**

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: **45578**

Schedule Nos.:  
**R0002102+2**

CONFIDENTIAL

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

Petitioner and Respondent hereby enter into this Revised 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 Revised Stipulation.

The Petitioner and Respondent agree and stipulate as follows:

1. The properties subject to this Revised Stipulation are described as set forth in the County Schedule Numbers on the revised Attachment to this Revised Stipulation.
2. The subject properties are classified as Commercial/Agricultural property.

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

4. Revised 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 Revised Attachment A.

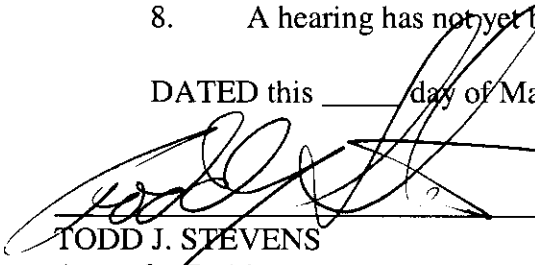
6. The valuations, as established on Revised Attachment A, shall be binding only with respect to tax year 2005.

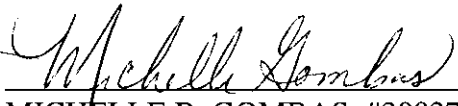
7. Brief Narrative as to why the reductions were made:

Review of information received regarding agricultural use of the subject property warranted a lower valuation.

8. A hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this \_\_\_\_\_ day of March, 2007.

  
TODD J. STEVENS  
Agent for Petitioners  
Stevens & Associates Cost Reduction  
Specialists, Inc.  
640 Plaza Drive, Suite 290  
Littleton, CO 80129  
303-347-1878

  
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 45578

**DOCKET NO. 45578**

**REVISED  
ATTACHMENT A**

<b>PARCEL #</b>		<b>ASSESSOR VALUES</b>	<b>BOE VALUES</b>	<b>STIPULATED VALUES</b>
R0002102	Land	\$630,000	\$630,000	\$2,700
	Improvements	\$380,472	\$380,472	\$380,472
	Total	\$1,010,472	\$1,010,472	\$383,172
R0346764	Land	\$200,000	\$200,000	\$900
R0365768	Land	\$667	\$667	\$667
	Improvements	\$512,690	\$512,690	\$512,690
	Total	\$513,357	\$513,357	\$513,357

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p><b>Docket Number: 45578</b></p>
<p>Petitioner:</p> <p><b>GANDOMCAR PROPERTIES LLC AND JAHABIN &amp; CHRISTINE GANDOMCAR,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b></p>	
<p><b>ORDER ON STIPULATION</b></p>	

**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.: R0002102+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:            \$384,739**

(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 20th day of March 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

March 19, 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



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Atty. Reg. #: 30037

Docket Number: **45578**

Schedule Nos.:  
**R0002102+2**

**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/Agricultural 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.

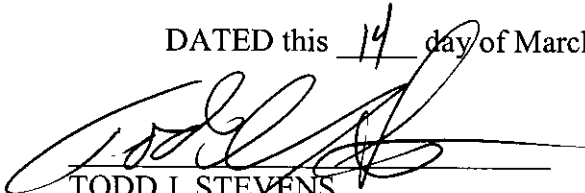
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2005.

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

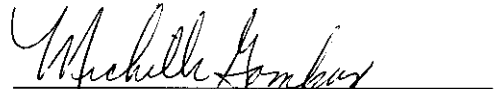
Review of information received regarding agricultural use of the subject property warranted a lower valuation.

8. A hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 14 day of March, 2007.



TODD J. STEVENS  
Agent for Petitioners  
Stevens & Associates Cost Reduction  
Specialists, Inc.  
640 Plaza Drive, Suite 290  
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ATTACHMENT A

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