

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45685
Petitioner: RJC DEVELOPMENTS LTD., 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.: R0398691

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: \$1,965,000
 (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 20th day of February 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

February 19, 2008

Karen E Hart

Karen E. Hart

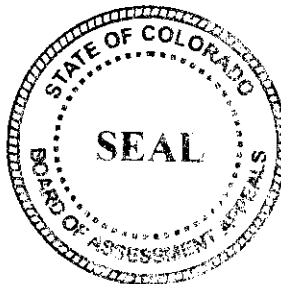
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Toni Rigiroszi

Toni Rigiroszi



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

RJC DEVELOPMENTS, LTD.,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

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Docket Number: **45685**

Schedule No.: **R0398691**

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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

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 1B-1 Highlands Ranch #57A, 4th Amend. as adjusted by Lot Line Adj Cert 9645737, 1.92 AM/L

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	\$ 919,987
Improvements	\$1,637,163
Total	\$2,557,150

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

Land	\$ 919,987
Improvements	\$1,637,163
Total	\$2,557,150

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	\$ 919,987
Improvements	\$1,045,013
Total	\$1,965,000

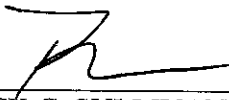
6. The valuations, as established above, shall be binding only with respect to tax year 2005.

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


Reduction was made based on the review and analysis of the cost, income and sales comparison information from the subject property and comparable income-producing properties in the area.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 24, 2007 at 1:00 p.m. be vacated.

DATED this 13th day of February, 2008.



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