

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45686
Petitioner: KAP NO TWO 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.: R0417085

Category: Valuation Property Type: Industrial
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: \$1,325,000
 (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 11th day of January 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

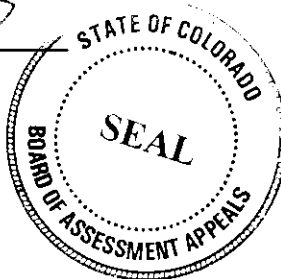
January 10, 2006

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



BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
<hr/> Petitioner: KAP NO TWO LLC, v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	<hr/> Docket Number: 45686 Schedule No.: R0417085 <div style="text-align: center;"> 2006 JAN 10 AM 9:18 <small>STATE OF COLORADO BO OF ASSESSMENT APPEALS</small> </div>
<hr/> 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 Atty. Reg. #: 30037	<hr/> <p style="text-align: center;">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:

- The property subject to this Stipulation is described as:

 Lot 2, Citadel Station #6, 7th Amend.

2. The subject property is classified as Industrial property.

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

Land	\$ 573,245
Improvements	\$1,428,756
Total	\$2,002,001

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

Land	\$ 573,245
Improvements	\$ 973,755
Total	\$1,547,000

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	\$ 573,245
Improvements	\$ 751,755
Total	\$1,325,000


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

DATED this 3rd day of December, 2005.


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 BOARD OF EQUALIZATION
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