

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46440
Petitioner: COTTONWOOD MOUNTAIN LLC, v. Respondent: DOUGLAS COUNTY BOARD OF COMMISSIONERS.	
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.: 0328879+5

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Total Value: \$5,150,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2004 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 18th day of September 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

September 17, 2007

Karen E Hart

Karen E. Hart

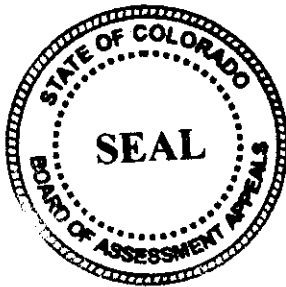
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

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:

COTTONWOOD MOUNTAIN LLC,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
COMMISSIONERS.**

Attorney for Respondent:

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Atty. Reg. #: 30037

Docket Number: 46440

Schedule No.: R0328879+5

STIPULATION (As to Abatement/Refund for Tax Year 2004)

Petitioner and Respondent, hereby enter into this Stipulation regarding the tax year 2004 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 property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2004.

4. Attachment A further reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Commissioners.

5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax year 2004 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 2004.

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

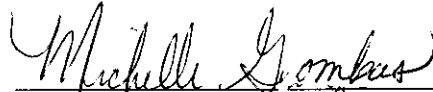
Further review of market and income approaches indicated a lower valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 23, 2007 at 9:30 a.m. be vacated.

DATED this 14th day of September, 2007.



DAN GEORGE
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BOARD OF COMMISSIONERS
100 Third Street
Castle Rock, CO 80104
(303) 660-7414

Docket Number 46440

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0328879	Land	\$765,418	\$765,418	\$765,418
	Improvements	\$1,134,582	\$1,022,916	\$890,550
	Total	\$1,900,000	\$1,788,334	\$1,655,968
R0328880	Land	\$73,603	\$73,603	\$748
R0328881	Land	\$241,893	\$241,893	\$241,893
	Improvements	\$578,107	\$557,580	\$473,534
	Total	\$820,000	\$799,473	\$715,427
R0328882	Land	\$543,762	\$543,762	\$543,762
	Improvements	\$906,238	\$847,408	\$724,848
	Total	\$1,450,000	\$1,391,170	\$1,268,610
R0328883	Land	\$543,762	\$543,762	\$543,762
	Improvements	\$966,238	\$887,896	\$771,450
	Total	\$1,510,000	\$1,431,658	\$1,315,212
R0328885	Land	\$194,035	\$194,035	\$194,035