

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 49320
Petitioner: GUARANTY BANK AND TRUST COMPANY, 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.: R0454764
 Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:
 Total Value: \$1,534,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2007 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 9th day of December 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

December 8, 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:

GUARANTY BANK AND TRUST,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

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Docket Number: 49320

Schedule No.: R0454764

STIPULATION (As to Tax Year 2007 Actual Value)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2007 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 2A-2 Castle Pines Village Flg. 10, 2nd Amd. 0.551AM/L.

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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 2007:

Land	\$ 336,022
Improvements	\$1,617,005
Total	\$1,953,027

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

Land	\$ 336,022
Improvements	\$1,617,005
Total	\$1,953,027

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2007 actual value for the subject property:

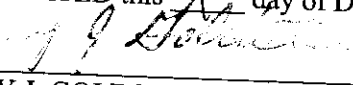
Land	\$ 336,022
Improvements	\$1,197,978
Total	\$1,534,000

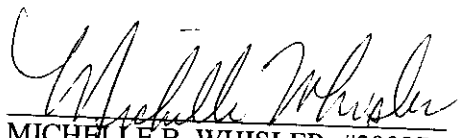
6. The valuations, as established above, shall be binding only with respect to tax year 2007.
7. Brief narrative as to why the reduction was made:

Based upon a physical inspection of the subject property, a correction was made to the square footage of the building and canopy which warranted an adjustment to value. The previous square footage included the retail and office portion attached along a party wall but not owned by the Petitioner. This portion of the building has been moved to Account #R0461079 for 2009.

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

DATED this 4TH day of December, 2008.


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