

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 30th day of July 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

July 29, 2008

Karen E Hart

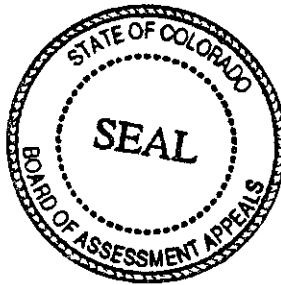
Karen E. Hart

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 Rigirozzi
Toni Rigirozzi



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BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: MUNCHKIN CARE LLC, v.	
Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	Docket Number: 49337 Schedule No.: R0458907
Attorney for Respondent: Michelle B. Whisler Senior 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	
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 5 Milestone Flg. 4, 6th Amd., 1.21 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 2007:

Land	\$ 527,076
Improvements	\$1,245,127
Total	\$1,772,203

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

Land	\$ 527,076
Improvements	\$1,114,924
Total	\$1,642,000

- 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	\$ 527,076
Improvements	\$1,047,924
Total	\$1,575,000

- 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:

Further review of income, market and cost approaches warranted an adjustment.

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

DATED this 17th day of July, 2008.

Barry J. Goldstein

BARRY J. GOLDSTEIN, #2218
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 Sterling Equities, Inc.
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 303-757-8865

Docket Number 49337

Michelle Whisler

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 for Respondent DOUGLAS COUNTY
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