

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 49430</b>
Petitioner: <b>TED BLANK AND ASSOCIATES INC.,</b>  v.  Respondent: <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0459800**  
  
**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:            \$862,500**  
 (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 10th day of February 2009.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

February 10, 2009

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*Karen E. Hart*

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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*

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Debra A. Baumbach

*Toni Rigiroszi*

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Toni Rigiroszi



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**TED BLANK AND ASSOCIATES, INC.**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

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Docket Number: **49430**

Schedule No.: **R0459800**

**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 1 Metzler Ranch Flg. 9, 1<sup>st</sup> Amd. 2.20 AM/L.

2. The subject property is classified as Commercial Vacant Land property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2007:

Land	\$1,054,152
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4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land	\$1,054,152
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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	\$862,500
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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:

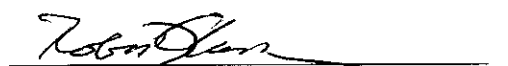
After a more critical review of market sales, an adjustment to value is warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 5, 2009 at 9:30 a.m. be vacated.

DATED this 28 day of January, 2009.

  
TED J. BLANK  
Petitioner

Ted Blank and Associates, Inc.  
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Castle Rock, CO 80108  
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