

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 50505</b>
Petitioner: <b>OSWALD &amp; ASSOCIATES JOINT VENTURE,</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.: R0310906**

**Category: Valuation      Property Type: Commercial Real**

2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:

**Total Value:            \$600,000**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2008 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

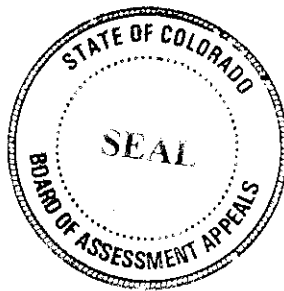
December 8, 2008

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 Rigirozzi  
Toni Rigirozzi



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**OSWALD & ASSOCIATES JOINT VENTURE,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

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Atty. Reg. #: 30037

Docket Number: 50505

Schedule No.: R0310906

**STIPULATION (As to Tax Year 2008 Actual Value)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2008 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, Blk 1 Chatfield Industrial Park. 1.663 AM/L.

2008 FEB 27 11:17:52

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 2008:

Land	\$325,980
Improvements	\$315,173
Total	\$641,153

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

Land	\$325,980
Improvements	\$315,173
Total	\$641,153

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2008 actual value for the subject property:

Land	\$284,827
Improvements	\$315,173
Total	\$600,000

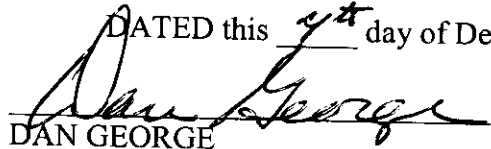
6. The valuations, as established above, shall be binding only with respect to tax year 2008.


7. Brief narrative as to why the reduction was made:

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

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 1, 2008 at 1:00 p.m. be vacated.

DATED this 4<sup>th</sup> day of December, 2008.

  
DAN GEORGE  
Agent for Petitioner  
1<sup>st</sup> Net Real Estate Services, Inc.  
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Lakewood, CO 80227  
720-962-5750  
**Docket Number 50505**

  
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