

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 56378</b>
Petitioner: <b>CASTLE PARTNERS TWO LTD.,</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.: R0402720+1**  
  
**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:  
  

**Total Value:            \$22,212,120**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2010 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 7th day of May 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

Diane M. DeVries

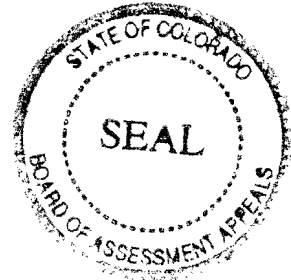
*Debra A Baumbach*

Debra A. Baumbach

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

*CM*

Cara McKeller



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**CASTLE PARTNERS TWO LTD.**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

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Docket Number: **56378**

Schedule Nos.:  
**R0402720+1**

**STIPULATION (As to Tax Year 2010 Actual Values)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2010 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 Residential property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2010.

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

5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax year 2010 actual values of the subject properties, as also shown on Attachment A.

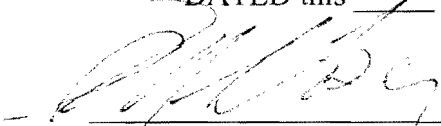
6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2010.

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

Further review of market and income approaches indicated a lower per unit value.

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

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2012.



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Docket Number 56378

DOCKET NO. 56378

ATTACHMENT A

<b>PARCEL #</b>		<b>ASSESSOR VALUES</b>	<b>BOE VALUES</b>	<b>STIPULATED VALUES</b>
R0402720	Land	\$1,637,856	\$1,637,856	\$1,637,856
	Improvements	\$10,602,144	\$10,602,144	\$10,542,984
	Total	\$12,240,000	\$12,240,000	\$12,180,840
R0402721	Land	\$705,672	\$705,672	\$705,672
	Improvements	\$9,374,328	\$9,374,328	\$9,325,608
	Total	\$10,080,000	\$10,080,000	\$10,031,280