

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>STEPHEN AND CHERYL GOTTULA,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Stephen and Cheryl Gottula Address: P.O. Box 309 Larkspur, CO 80118 Phone Number: (303) 681-4041 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 38289</p>
<p><b>ORDER (On Stipulation)</b></p>	

**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:
 

Lot 23, Block 5 Perry Park East 1, Total Acreage 5 AM/L.  
County Schedule No. R0063503.
2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$130,000.00
Improvement	<u>\$305,000.00</u>
Total	\$435,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

The Douglas County Assessor is directed to change her records accordingly.

**DATED/MAILED** this 9<sup>th</sup> day of November, 2001.

This decision was put on the record

November 8, 2001

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

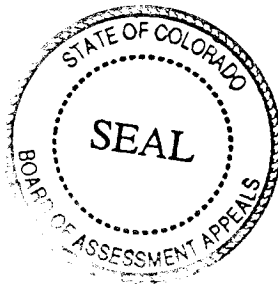
Karen E. Hart

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

*Penny S. Bunnell*  
Penny S. Bunnell

*Mark R. Linne*  
Mark R. Linne

Docket Number 38289



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioners:

**STEPHEN and CHERYL GOTTULA,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

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Atty. Reg. #: 31896

Docket Number: **38289**

Schedule No.: **R0063503**

**STIPULATION (As to Tax Year 2001, Actual Value)**

*2002 SPG CAG*

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2001 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 23, Block 5 Perry Park East 1, Total Acreage 5 AM/L.
2. The subject property is classified as Residential property.
3. The County Assessor originally assigned the following actual value on the subject property for tax year 2001:

Land	\$130,000
Improvements	\$362,781
Total	\$492,781

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

Land	\$130,000
Improvements	\$362,781
Total	\$492,781

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2001 actual value for the subject property:

Land	\$130,000
Improvements	\$305,000
Total	\$435,000

6. The valuations, as established above, shall be binding only with respect to tax year 2001, 2002.

7. <sup>SPG</sup> <sub>CAG</sub> Brief narrative as to why the reduction was made:

Additional review of comparable sales for the base period and consideration of equalization in relationship to other similar properties warranted a reduction in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 6, 2001 at 1:00 p.m. be vacated.

DATED this 27 day of OCTOBER, 2001.

Stephen P. Gottula  
STEPHEN P. GOTTULA

Cheryl A. Gottula  
CHERYL GOTTULA  
Petitioners  
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