

<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>WENDY B &amp; ROBERT M SANCHEZ,</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: 1<sup>st</sup> Net Real Estate Services, Ince Mike Walter</p> <p>Address: 2255 S Wadsworth Blvd, Suite 108 Lakewood, CO 80227</p> <p>Phone Number: (720) 962-5750</p>	<p><b>Docket Number: 41389</b></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:

**County Schedule No.: R0272719**

**Category: Valuation                      Property Type: Residential**
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land	\$ 490,000.00
Improvements	<u>\$ 610,000.00</u>
Total	\$1,100,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

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

**DATED/MAILED** this 24<sup>th</sup> day of March, 2004.

This decision was put on the record

March 23, 2004

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

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart  
Karen E. Hart

Debra A Baumbach  
Debra A. Baumbach

Jackie J. Brown  
Jackie J. Brown



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioners:

**WENDY B. & ROBERT M. SANCHEZ,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

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Office of the County Attorney  
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Atty. Reg. #: 30037

Docket Number: **41389**

Schedule No.: **R0272719**

**STIPULATION (As to Tax Year 2003 Actual Value)**

Petitioners and Respondent hereby enter into this Stipulation regarding the tax year 2003 valuation of the subject property and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioners and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

Lot 42, Block 7 Castle Pine #1-A, 1.598 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 2003:

Land	\$ 490,000
Improvements	\$ 720,000
Total	\$1,210,000

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

Land	\$ 490,000
Improvements	\$ 720,000
Total	\$1,210,000

5. After further review and negotiation, the Petitioners and the Douglas County Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Land	\$ 490,000
Improvements	\$ 610,000
Total	\$1,100,000

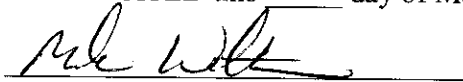
6. The valuations, as established above, shall be binding only with respect to tax year 2003.

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

Further review of additional comparables supported a lower valuation.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 2, 2004 at 1:00 p.m. be vacated.

DATED this 22<sup>ND</sup> day of March, 2004.



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Docket Number 41389



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