

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>ROBERT J. DREAN,</b>  v.  Respondent:  <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b>	
Attorney or Party Without Attorney for the Petitioner:  Name: Robert J. Drean Address: 7948 Warbonnet Trail Parker, CO 80138 Phone Number: 303.344.6738	<b>Docket Number: 41949</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.: R0091803**  
  
**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:	\$240,000.00
Improvements:	<u>\$345,000.00</u>
Total:	\$585,000.00

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 5<sup>th</sup> day of August, 2004.

This decision was put on the record

August 4, 2004

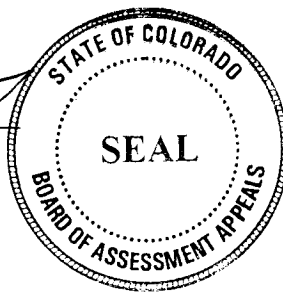
**BOARD OF ASSESSMENT APPEALS**

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

Debra A. Baumbach  
Debra A. Baumbach

Keela K. Steele  
Keela K. Steele



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**ROBERT J. DREAN,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

Michelle B. Gombas  
Assistant County Attorney  
Office of the County Attorney  
Douglas County, Colorado  
100 Third Street  
Castle Rock, Colorado 80104  
Phone Number: 303-660-7414  
FAX Number: 303-688-6596  
E-mail: [attorney@douglas.co.us](mailto:attorney@douglas.co.us)  
Atty. Reg. #: 30037

Docket Number: **41949**

Schedule No.: **R0091803**

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BOARD OF ASSESSMENT APPEALS

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

Petitioner 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 Petitioner and Respondent agree and stipulate as follows:

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

Lots 3 & 4, Blk 3. 4.71A & 4.66A, Travois 1. Total Acreage 9.37 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	\$240,000
Improvements	\$393,140
Total	\$633,140

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

Land	\$240,000
Improvements	\$393,140
Total	\$633,140

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

Land	\$240,000
Improvements	\$345,000
Total	\$585,000

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 market approach warranted a lower valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 29, 2004 at 8:30 a.m. be vacated.

DATED this 10 day of July, 2004.

  
ROBERT J. DREAN

Petitioner  
7948 Warbonnet Trail  
Parker, CO 80138  
303-344-6738

Docket Number 41949



MICHELLE B. GOMBAS, #30037  
Assistant County Attorney  
for Respondent DOUGLAS COUNTY  
BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203		
Petitioner:  <b>ROBERT J. DREAN,</b>  v.  Respondent:  <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b>		
Attorney or Party Without Attorney for the Petitioner:  Name: Robert J. Drean Address: 7948 Warbonnet Trail Parker, CO 80138 Phone Number: 303.344.6738		<b>Docket Number: 41949</b>
<b>AMENDMENT TO ORDER (On Stipulation)</b>		

**THE BOARD OF ASSESSMENT APPEALS** hereby amends its 2004 Order in the above-captioned appeal to reflect that the Respondent is Douglas County Board of Equalization.

In all other respects, the August 4, 2004 Order shall remain in full force and effect.

**DATED/MAILED** this 12<sup>th</sup> day of August 2004.

This amendment was put on the record

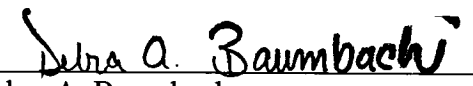
August 11, 2004

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

  
 Keela K. Steele

**BOARD OF ASSESSMENT APPEALS**  


Karen E. Hart

  
 Debra A. Baumbach