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|--|-----------------------------|
| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203   |                             |
| Petitioner:<br><br><b>CHARLES A. HINSON,</b><br><br>v.<br><br>Respondent:<br><br><b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b>  |                             |
| Attorney or Party Without Attorney for the Petitioner:<br><br>Name: Charles A. Hinson<br>Address: 1511 Adams Walk Court<br>Houston, TX 77077<br>Phone Number: (832) 676-1085 | <b>Docket Number: 41955</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.: R0347285**  
  
**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         | \$ 50,000.00        |
| Improvements | <u>\$258,000.00</u> |
| Total        | \$308,000.00        |

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.

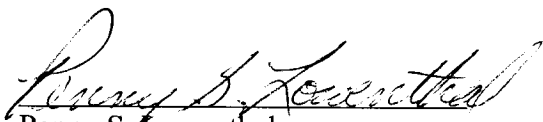
The Douglas County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 21<sup>st</sup> day of July, 2004.

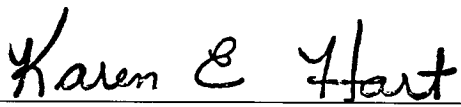
This decision was put on the record


July 20, 2004

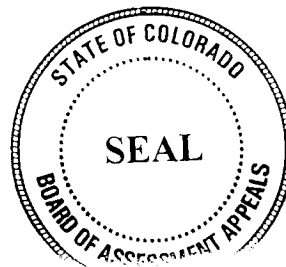
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

  
Penny S. Lowenthal

**BOARD OF ASSESSMENT APPEALS**

  
Karen E. Hart

  
Debra A. Baumbach



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**CHARLES A. HINSON,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

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Atty. Reg. #: 30037

Docket Number: **41955**

Schedule No.: **R0347258**

**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:

Lot 14, Blk 7, The Meadows #5, 0.216 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         | \$ 50,000 |
| Improvements | \$268,939 |
| Total        | \$318,939 |

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

|              |           |
|--------------|-----------|
| Land         | \$ 50,000 |
| Improvements | \$268,939 |
| Total        | \$318,939 |

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         | \$ 50,000 |
| Improvements | \$258,000 |
| Total        | \$308,000 |

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:

Property quality characteristic was changed from Good to Average along with further review of comparables warranted a reduction in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 29, 2004 at 10:30 a.m. be vacated.

DATED this 16 day of July, 2004.

Charles A. Hinson  
CHARLES A. HINSON  
Petitioner  
1511 Adams Walk Court  
Houston, TX 77077  
832-676-1085

Docket Number 41955

Michelle B. Gombas  
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