

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: STUART GESHGOREN, v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Stuart Geshgoren Address: 9015 Edgewood Lane Highlands Ranch, CO 80130 Phone Number: (720) 344-5270	Docket Number: 42432
ORDER ON STIPULATION	

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.: R0364849

 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>\$235,000.00</u>
Total	\$285,000.00

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 21st day of July, 2004.

This decision was put on the record

July 20, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

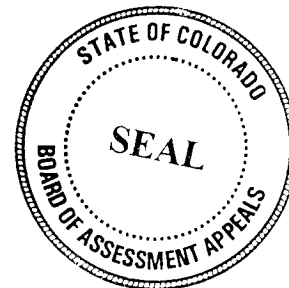
Karen E. Hart

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

Penny S. Lowenthal
Penny S. Lowenthal



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

STUART GESHGOREN,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

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Atty. Reg. #: 30037

Docket Number: **42432**

Schedule No.: **R0364849**

APR 19 11 29 03

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 22, Highlands Ranch #89B. 0.13 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	\$242,538
Total	\$290,538

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

Land	\$ 50,000
Improvements	\$240,000
Total	\$290,000

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	\$235,000
Total	\$285,000


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 comparable sales indicated a lower valuation.


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

DATED this 19 day of July, 2004.



STUART GESHGOREN
Petitioner
9015 Edgewood Lane
Highlands Ranch, CO 80130
720-344-5270

Docket Number 42432



MICHELLE B. GOMBAS, #30037
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