

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>THEKKEURIMBIL R. RAVIENDRAN,</b>  v.  Respondent:  <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b>	
Attorney or Party Without Attorney for the Petitioner:  Name:                   Thekkeurimbil R. Raviendran Address:               8331 Augusta Place Littleton, CO 80124 Phone Number:       303.790.2233	<b>Docket Number: 42457</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.: R0329097**  
  
           **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:	\$224,000.00
Improvements:	<u>\$596,000.00</u>
Total:	\$820,000.00

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 29<sup>th</sup> day of October, 2004.

This decision was put on the record

October 27, 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**

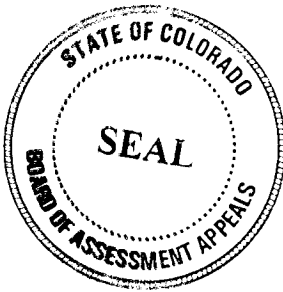
*Karen E Hart*

Karen E. Hart

*Debra A. Baumbach*

Debra A. Baumbach

*Keela K. Steele*  
Keela K. Steele



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BOARD OF ASSESSMENT APPEALS

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STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**THEKKEURIMBIL R. RAVIENDRAN**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

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

Docket Number: **42457**

Schedule No.: **R0329097**

**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 13 Lone Tree #2, 0.462 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	\$ 224,000
Improvements	\$ 806,848
Total	\$1,030,848

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

Land	\$224,000
Improvements	\$622,955
Total	\$846,955

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2005 actual value for the subject property:

Land	\$224,000
Improvements	\$596,000
Total	\$820,000


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 supported a lower valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 5, 2004 at 3:00 p.m. be vacated.

DATED this 23 day of September, 2004.

  
THEKKEURIMBIL R. RAVIENDRAN  
Petitioner  
8331 Augusta Place  
Littleton, CO 80124  
303-790-2233

  
MICHELLE B. GOMBAS, #30037  
Assistant County Attorney  
for Respondent DOUGLAS COUNTY  
BOARD OF EQUALIZATION  
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303-660-7414

Docket Number 42457