

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CRAIG & CINDY BYAR,</p> <p>v.</p> <p>Respondent:</p> <p>DOUGLAS COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Craig & Cindy Byar Address: 4726 Starfire Circle Castle Rock, CO 80104 Phone Number: 303.660.4514</p>	<p>Docket Number: 42472</p>
<p>ORDER ON STIPULATION</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.: R0413856

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:	\$247,590.00
Improvements:	<u>\$562,410.00</u>
Total:	\$810,000.00

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 3rd day of January, 2005.

This decision was put on the record

December 30, 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

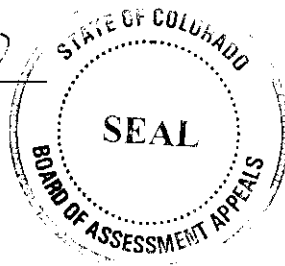
Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

Keela K. Steele

Keela K. Steele



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioners:

CRAIG and CINDY BYAR,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

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Atty. Reg. #: 30037

Docket Number: **42472**

Schedule No.: **R0413856**

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BOARD OF ASSESSMENT APPEALS

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 189, Bell Mountain Ranch #1B, 7.860 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	\$247,590
Improvements	\$712,880
Total	\$960,470

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

Land	\$247,590
Improvements	\$712,880
Total	\$960,470

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	\$247,590
Improvements	\$562,410
Total	\$810,000

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 consideration of various property characteristics and comparable sales indicated a lower valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 16, 2004 at 8:30 a.m. be vacated.

DATED this 27th day of December, 2004.

Craig Byar
CRAIG BYAR
Petitioner

Cindy Byar
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Petitioner
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