

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>JAMES BRADSHAW,</p> <p>v.</p> <p>Respondent:</p> <p>DOUGLAS COUNTY BOARD OF COMMISSIONERS.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: James Bradshaw Address: 6460 McMurdo Gulch Ct. Parker, CO 80134 Phone Number: (303) 434.7158</p>	<p>Docket Number: 43452</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.: 0405588

Category: Refund / Abatement 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:	\$ 51,750.00
Improvements:	<u>\$198,250.00</u>
Total:	\$250,000.00

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 23rd day of December, 2004.

This decision was put on the record

December 21, 2004

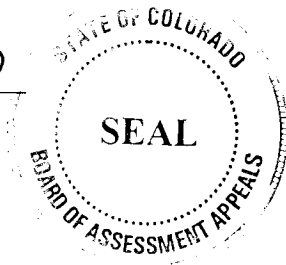
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

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	
Petitioner: JAMES BRADSHAW, v. Respondent: DOUGLAS COUNTY BOARD OF COMMISSIONERS.	Docket Number: 43452 Schedule No.: R0405588
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 Atty. Reg. #: 30037	
STIPULATION (As to Abatement/Refund for Tax Year 2003)	

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 BOARD OF ASSESSMENT APPEALS

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 12, Blk 27, The Pinery SW #1A, 0.170 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	\$ 51,750
Improvements	\$208,435
Total	\$260,185

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

Land	\$ 51,750
Improvements	\$208,435
Total	\$260,185

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

Land	\$ 51,750
Improvements	\$198,250
Total	\$250,000

- 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 November 16, 2004 at 3:15 p.m. be vacated.

DATED this 20 day of December, 2004.

James Bradshaw

JAMES BRADSHAW
 Petitioner
 6460 McMurdo Gulch Court
 Parker, CO 80134
 303-434-7158

Docket Number 43452

Michelle B. Gombas

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