

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44899
Petitioner: HARVEY AND PHYLLIS SIMRING , v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	
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.: R0416196

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$390,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 7th day of December 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record
December 6, 2006

Karen E Hart

Karen E. Hart

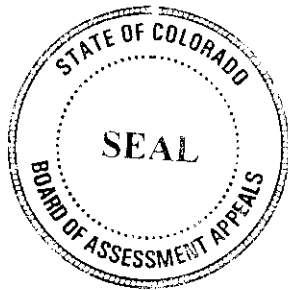
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

Heather Wilcox

Heather Wilcox



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioners:

HARVEY and PHYLLIS SIMRING,

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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Castle Rock, Colorado 80104
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Atty. Reg. #: 30037

Docket Number: 44899

Schedule No.: **R0416196**

2005 DEC - 5 AM 11:55

STIPULATION (As to Tax Year 2005 Actual Value)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2005 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 61, Highlands Ranch #122K, 0.213 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 2005:

Land	\$ 66,500
Improvements	\$353,000
Total	\$420,000

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

Land	\$ 66,500
Improvements	\$353,000
Total	\$420,000

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	\$ 66,500
Improvements	\$323,500
Total	\$390,000

6. The valuations, as established above, shall be binding only with respect to tax year 2005.

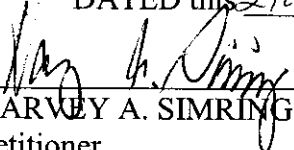
7. Brief narrative as to why the reduction was made:

Further review of market sales information on comparable properties indicated that a change in value was warranted. Additionally, based on a physical inspection, the following characteristic corrections were made:

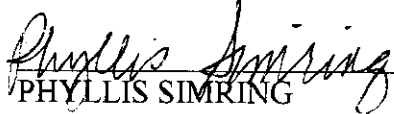
- Increased above-grade square footage from 2,460 to 2,488
- Increased basement height from 8 ft. to 9 ft.
- Increased garage square footage from 456 to 528
- Added wood deck (previously omitted) of 305 sq. ft.
- Decreased basement finish square footage from 1,900 to 1,694 (photo room area excluded from finished area)
- Decreased open slab square footage from 192 to 168

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 3, 2006 at 8:30 a.m. be vacated.

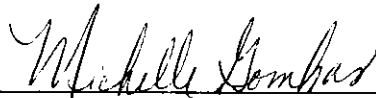
DATED this 29th day of November, 2006.



HARVEY A. SIMRING
Petitioner



PHYLLIS SIMRING
Petitioner
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