

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>Docket Number: 45129</p>
<p>Petitioner: NORMAN BABCOCK ,</p> <p>v.</p> <p>Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.</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.: R0413627

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: \$1,025,000

(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 31st day of March 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record
March 30, 2007

Karen E Hart

Karen E. Hart

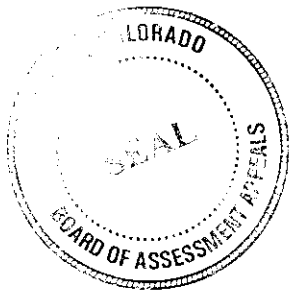
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Heather Wilcox

Heather Wilcox



<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	
<p>Petitioner:</p> <p>NORMAN BABCOCK</p> <p>v.</p> <p>Respondent:</p> <p>DOUGLAS COUNTY BOARD OF EQUALIZATION.</p>	<p>Docket Number: 45129</p> <p>Schedule No.: R0413627</p>
<p>Attorney for Respondent:</p> <p>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</p>	<p style="writing-mode: vertical-rl; transform: rotate(180deg);">COUNTY OF DOUGLAS</p>
<p>STIPULATION (As to Tax Year 2005 Actual Value)</p>	

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 86, Bell Mountain Ranch #1B, 6.570 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	\$ 175,950
Improvements	\$ 962,827
Total	\$1,138,776

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

Land	\$ 175,950
Improvements	\$ 962,827
Total	\$1,138,776

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	\$ 175,950
Improvements	\$ 849,050
Total	\$1,025,000


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

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 18, 2006 at 8:30 a.m. be vacated.

DATED this 11th day of January, 2007.


 DAVID LAGENOS
 Agent for Petitioner
 Elite Property Services, Inc.
 6000 East Evans Avenue, #1-426
 Denver, CO 80222
 303-355-5871


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

Docket Number 45129