

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 49360
Petitioner: RUTH M. SAMUELSON ET AL , 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.: R0419221

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

Total Value: \$449,760

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

ORDER:

Respondent is ordered to reduce the 2007 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 15th day of January 2009.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

January 15, 2009

Karen E Hart

Karen E. Hart

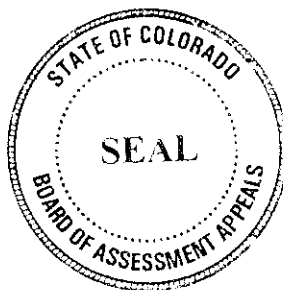
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

Toni Rigiroszi

Toni Rigiroszi



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

RUTH M. SAMUELSON, ET AL.,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

Robert D. Clark
Senior 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. #: 8103

Docket Number: **49360**

Schedule No.: **R0419221**

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STIPULATION (As to Tax Year 2007 Actual Value)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2007 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:

I. The property subject to this Stipulation is described as:

SW ¼ 7-8-68, 162.9 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 2007:

Land	\$651,600
Improvements	\$ 58,800
Total	\$710,400

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

Land	\$511,350
Improvements	\$ 58,800
Total	\$570,150

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2007 actual value for the subject property:

Land	\$390,960
Improvements	\$ 58,800
Total	\$449,760

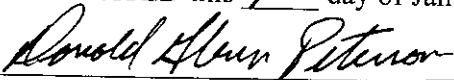
6. The valuations, as established above, shall be binding only with respect to tax year 2007.


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

A pre-trial settlement discussion of each party's evidence, with emphasis on market land value, warranted a minor adjustment in the per acre value assigned. The adjusted per acre value is nearer the midpoint of the adjusted sales prices analyzed.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 13, 2009 at 8:30 a.m. be vacated.

DATED this 9th day of January, 2009.


DONALD GLENN PETERSON, #7423
Attorney for Petitioner
1720 South Bellaire Street, Suite 310
Denver, CO 80222-4304
303-758-0999


ROBERT D. CLARK, #8103
Senior Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
100 Third Street
Castle Rock, CO 80104
303-660-7414