

|  |                             |
|--|-----------------------------|
| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203                 | <b>Docket Number: 49453</b> |
| Petitioner:<br><b>W. G. &amp; A. R. MUSSELMAN ,</b><br><br>v.<br><br>Respondent:<br><b>DOUGLAS COUNTY BOARD OF<br/>EQUALIZATION.</b> |                             |
| <b>ORDER ON STIPULATION</b>  |                             |

**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.: R0167847**  
  
**Category: Valuation      Property Type: Vacant Land**
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:            \$180,000**  
 (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 23rd day of December 2009.



**BOARD OF ASSESSMENT APPEALS**

*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.

*Melissa Nord*

\_\_\_\_\_  
Melissa Nord

*Debra A Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioners:

**W.G. & A.R. MUSSELMAN,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Attorney for Respondent:

Robert D. Clark, Reg. No. 8103  
Michelle B. Whisler, Reg. No. 30037  
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](mailto:attorney@douglas.co.us)

Docket Number: **49453**

Schedule No.: **R0167847**

2009 DEC 21 AM 7:04

**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:

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

Lot 4, Oak Valley #1. 6.23 AM/L.

2. The subject property is classified as Vacant Land property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2007:

|      |           |
|------|-----------|
| Land | \$185,000 |
|------|-----------|

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

|      |           |
|------|-----------|
| Land | \$185,000 |
|------|-----------|

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 | \$180,000 |
|------|-----------|

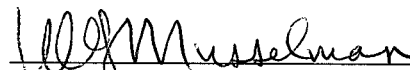
6. The valuations, as established above, shall be binding only with respect to tax year 2007.

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

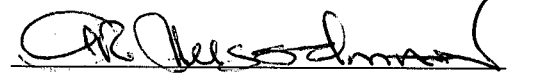
Further review of limited market sales data warranted a change in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 18, 2009 at 8:30 a.m. be vacated.

DATED this 18th day of December, 2009.



W. G. MUSSELMAN



A. R. MUSSELMAN

Petitioners

6198 South Lakeview Street

Littleton, CO 80120

303-795-0840



ROBERT D. CLARK, #8103

MICHELLE B. WHISLER, #30037

Senior Assistant County Attorney

for Respondent DOUGLAS COUNTY

BOARD OF EQUALIZATION

100 Third Street

Castle Rock, CO 80104

303-660-7414

Docket No. 49453