

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 53272
Petitioner: JAMES M. AND KATHERYNY T. SELLERS , 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.: R0345913
 Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:
 Total Value: \$275,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2009 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 10th day of December 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioners:

JAMES M. and KATHERYN T. SELLERS,

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

Docket Number: 53272

Schedule No.: R0345913

STIPULATION (As to Tax Year 2009 Actual Value)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2009 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 27, Blk. 7, The Villages at Castle Rock Founders Village #9. 0.177 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 2009:

Land	\$ 66,700
Improvements	\$224,268
Total	\$290,968

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

Land	\$ 66,700
Improvements	\$224,268
Total	\$290,968

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2009 actual value for the subject property:

Land	\$ 66,700
Improvements	\$208,300
Total	\$275,000

6. The valuations, as established above, shall be binding only with respect to tax years 2009 and 2010.

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

After exchange of Rule 11 evidentiary documentation and further negotiation, Petitioners and Assessor reached an agreement as to the adjusted value.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 23, 2010 at 8:30 a.m. be vacated.

DATED this 24 day of November, 2010.


JAMES M. SELLERS


KATHERYN T. SELLERS

Petitioners
5825 East Palmer Drive
Castle Rock, CO 80104
720-205-2885


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

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