

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 53281
Petitioner: FRANK S. CLAPP , 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.: R0159302

Category: Valuation Property Type: Mixed Use
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: \$299,111

(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 March 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

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

CM

Cara McKeller



**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
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Petitioner:

FRANK S. CLAPP,

v.

Respondent:

DOUGLAS COUNTY BOARD OF EQUALIZATION.

Attorney for Respondent:

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Docket Number: 53281

Schedule No.: R0159302

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:
Parcel in NE ¼ 10-7-68. 27.5069 AM/L. Manufactured Home M0330532.
2. The subject property is classified as Commercial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2009:

Land	\$786,881
Improvements	\$106,182
Total	\$893,063

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

Land	\$786,881
Improvements	\$106,182
Total	\$893,063

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	\$166,151
Improvements	\$132,960
Total	\$299,111

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

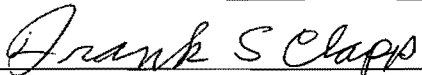
7. Brief narrative as to why the reduction was made:


Further review of account data and updated rental information indicated that a change in value was warranted.

8. In addition to the above reduction in value for the subject property and as part of this Stipulation, Petitioner agrees to provide to the Douglas County Assessor's Office by February 28, 2011, all leases, rent rolls listing all tenants, and Income and Expense Statements for 2008, 2009, and 2010.

9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 28, 2011 at 8:30 a.m. be vacated.

DATED this 28th day of FEBRUARY, 2011.


FRANK S. CLAPP
Petitioner
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