

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 53557</b>
Petitioner: <b>JANE N. KAHN ,</b>  v.  Respondent: <b>DOUGLAS COUNTY BOARD OF 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.: R0429332**  
  
**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:            \$950,000**  
(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 15th day of October 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



SEP 30 PM 1:02

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

Petitioner:

**JANE N. KAHN,**

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: 53557

Schedule No.: R0429332

**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 32, Castle Pines North, Filing 26. Total Acreage 0.334 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	\$ 155,250
Improvements	\$ 871,657
Total	\$1,026,907

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

Land	\$ 155,250
Improvements	\$ 871,657
Total	\$1,026,907

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	\$ 155,250
Improvements	\$ 794,750
Total	\$ 950,000

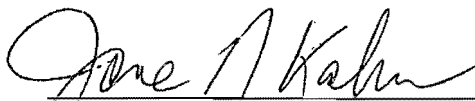
6. Additionally, Respondent is requesting that this valuation, as established above, shall be binding with respect to both tax years 2009 and 2010.

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

After a more critical review of market sales, an adjustment to value is warranted.

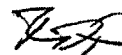
8. A hearing has not been scheduled before the Board of Assessment Appeals.

DATED this 22 day of September, 2010.



JANE N. KAHN  
Petitioner  
1080 Buffalo Ridge Way  
Castle Rock, CO 80108  
303-708-8942

Docket Number 53557



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