



**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 22nd day of August 2011.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

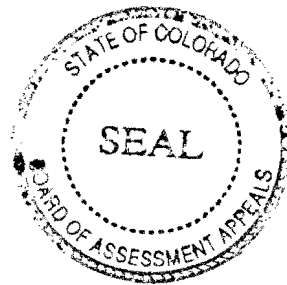
\_\_\_\_\_  
Diane M. DeVries

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  
2011 AUG 11 PM 1:31

Petitioner:

**JANE R. DENISON,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF EQUALIZATION.**

Docket Number: **53774**

Schedule No.: **R0418831**

Attorney for Respondent:

Robert D. Clark, Reg. No. 8103  
Michelle B. Whisler, Reg. No. 30037  
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Office of the County Attorney  
Douglas County, Colorado  
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Castle Rock, Colorado 80104  
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**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:  
Tract in N ½ 6-8-68. 35.19 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         | \$281,520 |
| Improvements | \$318,480 |
| Total        | \$600,000 |

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

|              |           |
|--------------|-----------|
| Land         | \$281,520 |
| Improvements | \$318,480 |
| Total        | \$600,000 |

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         | \$281,520 |
| Improvements | \$268,480 |
| Total        | \$550,000 |

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


7. Because 2010 is an intervening year, the parties have further agreed that the 2010 value shall also be adjusted in order to make it consistent with the 2009 value.

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

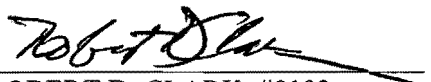
Further review of actual market and income information from the subject property and market and income information from comparable properties indicated that a change in value was warranted.

9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 21, 2011 at 8:30 a.m. be vacated.

DATED this 10th day of August, 2011.

  
JANE R. DENISON  
Petitioner  
P.O. Box 306  
2597 N. Highway 67  
Sedalia, CO 80135  
303-663-7139

Docket Number 53774

  
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