

ORDER:

Respondent is ordered to reduce the 2011 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 8th day of February 2013.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

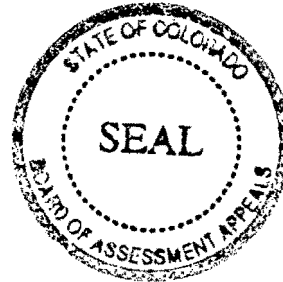
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

CM

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



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

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

2013 JAN 31 AM 9:35

Petitioner:

ROBERT L. NICHOLAS JR.

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION**

Docket Number: 59259

Schedule No.: R0134148

Attorney for Respondent:

Robert D. Clark, Reg. No. 8103
Senior Assistant County Attorney
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Douglas County, Colorado
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STIPULATION (As to Tax Year 2011 Actual Value)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2011 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 14, Ponderosa East 1. Total Acreage 5.2 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 2011:

Land	\$225,000
Improvements	<u>\$220,000</u>
Total	\$445,000

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

Land	\$225,000
Improvements	<u>\$220,000</u>
Total	\$445,000

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2011 actual value for the subject property:

Land	\$225,000
Improvements	<u>\$ 75,000</u>
Total	\$300,000

6. The valuations, as established above, shall be binding only with respect to tax year 2011.


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

Further review of market sales information on comparable properties indicated that a change in value was warranted.

8. Because 2012 is an intervening year, the parties have further agreed that the 2012 value shall also be adjusted in order to make it consistent with the 2011 value.

9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 4, 2013 at 8:30 be vacated.


DATED this 29 day of January, 2013.



ROBERT L. NICHOLAS JR.

Petitioner
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Parker, CO 80138
303-841-2280

Docket Number 59259


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