BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

ROBERT L. NICHOLAS JR.,

٧.

Respondent:

DOUGLAS COUNTY BOARD OF EQUALIZATION.

ORDER ON STIPULATION

Docket Number: 59259

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.: R0134148

Category: Valuation Property Type: Residential

- 2. Petitioner is protesting the 2011 actual value of the subject property.
- 3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value:

\$300,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

I hereby certify that this is a true and

correct copy of the decision of the Board of Assessment Appeals.

Cara McKeller

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

Wearen Wernies

Diane M. DeVries

Dutra a. Baumbach

Debra A. Baumbach

STATE OF COLORADO BO OF ASSESSMENT APPEALS BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 2013 JAN 31 AM 94 35 1313 Sherman Street, Room 315 Denver, Colorado 80203 Petitioner: ROBERT L. NICHOLAS JR. Respondent: Docket Number: 59259 **DOUGLAS COUNTY BOARD OF** Schedule No.: R0134148 **EQUALIZATION** Attorney for Respondent: Robert D. Clark, Reg. No. 8103 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 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

The subject property is classified as Residential property. 上的 原元 第二年

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3. The County Assessor originally assigned the following actual value on the subject property for tax year 2011:

Land \$225,000 Improvements \$220,000

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
 \$220,000

 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
 \$ 75,000

 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.

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DATED this 29 day of January

ROBERT L. NICHOLAS JR.

Petitioner

11146 E Stallion Drive Parker, CO 80138

303-841-2280

Docket Number 59259

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ROBERT D. CLARK, #8103
Senior Assistant County Attorney

for Respondent DOUGLAS COUNTY

2013.

BOARD OF EQUALIZATION

100 Third Street

Castle Rock, CO 80104

303-660-7414