

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 25th day of February 2013.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

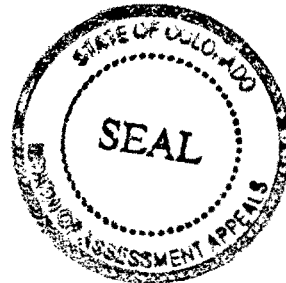
Diane M. DeVries

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

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller



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

Petitioner:

JULIE BROWN & SHANNON CRIST

v.

Respondent:

DOUGLAS COUNTY BOARD OF 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
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E-mail: attorney@douglas.co.us

Docket Number: 59580

Schedule No.: R0096743

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 19, Blk 9 Ponderosa Hills 2. Total Acreage 2.789 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	\$200,000
Improvements	<u>\$356,453</u>
Total	\$556,453

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

Land	\$200,000
Improvements	<u>\$356,453</u>
Total	\$556,453

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	\$200,000
Improvements	<u>\$225,000</u>
Total	\$425,000

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:

Settlement agreement reached prior to BAA hearing by parties based on market sales in study period recognizing lack of finish.

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 December 20, 2012 at 8:30 be vacated.

DATED this 17th day of February, 2013


JULIE BROWN


SHANNON CRIST

Petitioners
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303-460-0384


ROBERT D. CLARK, #8103

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Docket Number 59580