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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 60108 |
| Petitioner: PEDERSON FAMILY TRUST, v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION. | |
| ORDER ON STIPULATION | |

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.: R0288139

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: \$700,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

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 August 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

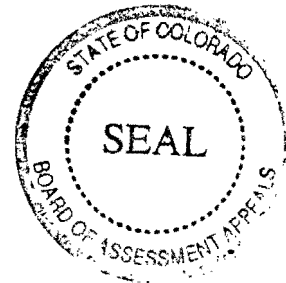
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

AM

Cara McKeiler



STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

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**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

PEDERSON FAMILY TRUST,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

Robert D. Clark, Reg. No. 8103
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Office of the County Attorney
Douglas County, Colorado
100 Third Street
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Phone Number: 303-660-7414
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Docket Number: **60108**

Schedule No.: **R0288139**

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:

The property subject to this Stipulation is described as:
Lot 51 Christy Ridge 2. 5.01 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 | \$130,000 |
| Improvements | \$719,668 |
| Total | \$849,668 |

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

| | |
|--------------|-----------|
| Land | \$130,000 |
| Improvements | \$719,000 |
| Total | \$849,668 |

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 | \$130,000 |
| Improvements | \$570,000 |
| Total | \$700,000 |

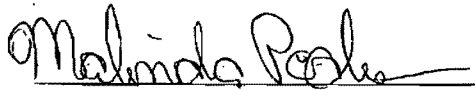
6. The valuations, as established above, shall be binding only with respect to tax year 2011.

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

Based on a physical inspection of the subject property and further review of market sales information on comparable properties, a change in value was warranted.


8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 1, 2012 at 8:30 a.m. be vacated.

DATED this 26th day of July, 2012.



MALINDA PEDERSON
Petitioner
3925 Christy Ridge Road
Sedalia, CO 80135
303-798-0937

Docket Number 60108



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