

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 62007</b>
Petitioner: <b>HUNG NGUYEN ,</b>  v. Respondent: <b>DOUGLAS COUNTY BOARD OF COMMISSIONERS.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: R0081891**

**Category: Abatement      Property Type: Commercial Real**
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:  

**Total Value:            \$240,000**

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

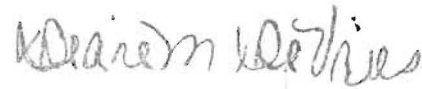
**ORDER:**

Respondent is ordered to reduce the 2010 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 1st day of October 2013.

**BOARD OF ASSESSMENT APPEALS**



\_\_\_\_\_  
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

  
\_\_\_\_\_  
Cara McKeller

2013 SEP 27 PM 12:06

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**HUNG NGUYEN**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
COMMISSIONERS**

Attorney for Respondent:

Meredith P. Van Horn, Reg. No. 42487  
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](mailto:attorney@douglas.co.us)

Docket Number: 62007

Schedule No.: R0081891

**STIPULATION (As to Abatement/Refund for Tax Year 2010)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2010 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:  
Lots 23 – 26, Blk 9 Wilcox Add To Castle Rock. 0.187 AM/L
2. The subject property is classified as Commercial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2010:

Land	\$158,847
Improvements	<u>\$147,166</u>
Total	\$306,013

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

Land	\$158,847
Improvements	<u>\$123,725</u>
Total	\$282,572

5. After further review and negotiation, the Petitioner and the Douglas County Board of Commissioners agree to the following tax year 2010 actual value for the subject property:

Land	\$158,847
Improvements	<u>\$ 81,153</u>
Total	\$240,000

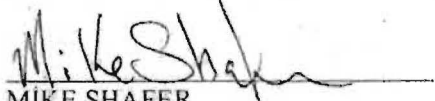
6. The valuations, as established above, shall be binding only with respect to tax year 2010.

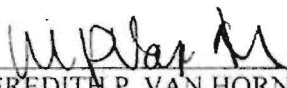
7. Brief narrative as to why the reduction was made:

Further review of account data, changing the built-as to convenience store, limited market, and income/expense data indicated that a reduction in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 11, 2013 at 8:30 a.m. be vacated.

DATED this 24 day of September, 2013.

  
MIKE SHAFER  
Agent for Petitioner  
Property Tax Refund Consultants, LLC  
9233 Park Meadows Drive #133  
Lone Tree, CO 80124  
303-550-8815

  
MEREDITH P. VAN HORN, #42487  
Assistant County Attorney  
for Respondent DOUGLAS COUNTY  
BOARD OF COMMISSIONERS  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

Docket Number 62007