

DATED AND MAILED this 16th day of March 2016.

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

G. Katardzic

Gordana Katardzic



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

2016 MAR 10 PM 1:25

Petitioner:

ROBERT L. NICHOLAS JR.

v.

Respondent:

DOUGLAS COUNTY BOARD OF EQUALIZATION.

Docket Number: 67124

Schedule No.: R0134148

Attorney for Respondent:

Meredith P. Van Horn, #42487
Assistant County Attorney
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Douglas County, Colorado
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STIPULATION (As to Tax Year 2015 Actual Value)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2015 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 2015:

Land	\$210,000
Improvements	<u>\$187,626</u>
Total	\$397,626

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

Land	\$210,000
Improvements	<u>\$187,626</u>
Total	\$397,626

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2015 actual value for the subject property:

Land	\$210,000
Improvements	<u>\$165,000</u>
Total	\$375,000

6. The valuations, as established above, shall be binding only with respect to tax year 2015.

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

Further review of account data, and market sales information on comparable properties indicated that a reduction in value was warranted.


8. **Because 2016 is an intervening year, the parties have further agreed that the 2016 value shall also be adjusted in order to make it consistent with the 2015 value.**

9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 22, 2016 at 8:30 a.m. be vacated.

DATED this 1st day of March, 2016.



ROBERT L. NICHOLAS JR.
Petitioner
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