BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315

Denver, Colorado 80203

Petitioner:

ROBERT L NICHOLAS JR

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.:

R0134148

Category: Valuation

Property Type: Residential

Docket Number: 67124

- 2. Petitioner is protesting the 2015 actual value of the subject property.
- 3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value:

\$375,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2015 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 16th day of March 2016.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Dura a Baumbach I hereby certify that this is a true and correct copy of the decision of the Board

Debra A. Baumbach

Diane M. DeVries

of Assessment Appeals.

Gordana Katardzic

STATE OF COLORADO BD OF ASSESSMENT APPEALS

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	2016 MAR 1 (PM 1: 25
Petitioner:		
ROBERT L. NICHOLAS JR.		
v.	_	
Respondent:		Docket Number: 67124
DOUGLAS COUNTY BOARD OF EQUALI	ZATION.	Schedule No.: R0134148
Attorney for Respondent:		
Meredith P. Van Horn, #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: 303-484-0399		
E-mail: attorney@douglas.co.us		
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

\$187,626

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

\$187,626

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

\$165,000

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

Laday of March

, 2016.

ous J. Number

ROBERT L. NICHOLAS JR.

Petitioner

11146 E. Stallion Drive

Parker, CO 80138

303-841-2280

MEREDITH P. VAN HORN, #42487

Assistant County Attorney

for Respondent DOUGLAS COUNTY

BOARD OF EQUALIZATION

100 Third Street

Castle Rock, CO 80104

303-660-7414

Docket Number 67124