BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

DONALD JAMES NINTEMAN

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:

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1.	Subject	broberty	15	described	as	TOHOWS:
1.	Subject	property	10	accontoca	us	ionom.

County Schedule No.: R0350642 Category: Valuation

Property Type: Residential

- 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:\$422,000(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.

Docket Number: 67747

DATED AND MAILED this 31st day of March 2016.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

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

Gordana Katardzic

of Assessment Appeals.

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STATE OF COLORADO BD OF ASSESSMENT APPEALS

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DONALD JAMES NINTEMAN,					
ν.					
Respondent:	ī	Docket N	umber: 67747		
DOUGLAS COUNTY BOARD OF EQUALIZATION.		Schedule No.: R0350642			
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: 303-688-6596 E-mail: <u>attorney@douglas.co.us</u>		·			

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 84 Highlands Ranch #70E .340 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	\$146,208			
Improvements	<u>\$301,770</u>			
Total	\$447,978			

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

Land	\$146,208
Improvements	<u>\$301,770</u>
Total	\$447,978

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	\$146,208
Improvements	<u>\$275,792</u>
Total	\$422,000

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:

Parties to the appeal have agreed to settlement based on market sales.

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 April 18, 2016 at 8:30 a.m. be vacated.

	DATED	this ZYM day of	March		0	, 201	6.
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DONALD JAMES NINTEMAN Petitioner 9514 Chesapeake Street Highlands Ranch, CO 80126 303-471-5994 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

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Docket Number 67747