

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 68230
Petitioner: TIMOTHY X. SOKAS 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.: R0358230

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: \$625,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

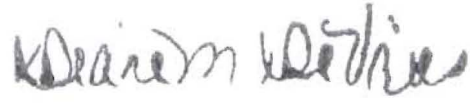
ORDER:

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 18th day of August 2016.

BOARD OF ASSESSMENT APPEALS

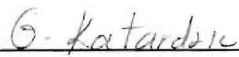


Diane M. DeVries

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



Debra A. Baumbach



Gordana Katardzic



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

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Petitioner:

TIMOTHY X. SOKAS

v.

Respondent:

DOUGLAS COUNTY BOARD OF EQUALIZATION

Docket Number: **68230**

Schedule No.: **R0358230**

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 28 Highlands Ranch #108-A 16804 Sq. Ft. 0.386 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	\$182,059
Improvements	<u>\$480,410</u>
Total	\$662,469

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

Land	\$182,059
Improvements	<u>\$480,410</u>
Total	\$662,469

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	\$182,059
Improvements	<u>\$442,941</u>
Total	\$625,000

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

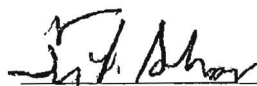
7. Brief narrative as to why the reduction was made:

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

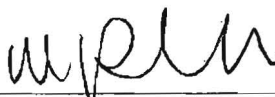
8. Because 2016 is an intervening year, the parties have further agreed that the 2016 value shall also be adjusted in order to make it consistent with the 2015 value.

9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 20, 2016 at 8:30 a.m. be vacated.

DATED this 30th day of JULY, 2016.



TIMOTHY X. SOKAS
Petitioner
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720-508-6687



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Docket Number 68230