

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 77242</b>
Petitioner: <b>DONALD JAMES NINTEMAN</b>  v. Respondent: <b>DOUGLAS COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been accepted 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.: R0350642**  
**Category: Valuation/Protest Appeal      Property Type: Residential**
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

**Total Value: \$495,000**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

The Douglas County Assessor is directed to change his/her records accordingly.

**DATED** this 20th day of October 2020.

**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

*Martha Hernandez Sanchez*  
Martha Hernandez Sanchez



**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**

Attorneys for Respondent:

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Docket Number: **77242**

Schedule No.: **R0350642**

**STIPULATION (As to Tax Year 2019 Actual Value)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2019 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 2019:

Land	\$150,409
Improvements	<u>\$417,149</u>
Total	\$567,558

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

Land	\$150,409
Improvements	<u>\$417,149</u>
Total	\$567,558

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2019 actual value for the subject property:

Land	\$150,409
Improvements	<u>\$344,591</u>
Total	\$495,000

6. Except as otherwise provided herein, the valuations, as established above, shall be binding only with respect to tax year 2019.

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

Based on considered structural deferred maintenance in addition to its typical sales comparison approach, warranted an adjustment to value.

8. Because 2020 is an intervening year, the parties have further agreed that the 2020 value shall also be adjusted in order to make it consistent with the 2019 value.

9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 11, 2020 at 8:30 a.m. be vacated.

DATED this 20th day of July, 2020

/s Donald James Ninteman

DONALD JAMES NINTEMAN  
Petitioner  
9514 Chesapeake  
Highlands Ranch, CO 80216  
303-471-5994

Docket Number 77242



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