

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 78968</b>
Petitioner: <b>ELLEN B &amp; THOMAS A BERTINO</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.: R0160696**  
**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: \$800,000**  
(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 21st 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:

**ELLEN B. & THOMAS A. BERTINO**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF EQUALIZATION**

Attorneys for Respondent:

Dawn L. Johnson, #48451  
Carmen Jackson-Brown, #49684  
Megan Taggart, #47797  
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](mailto:attorney@douglas.co.us)

Docket Number: **78968**

Schedule No.: **R0160696**

**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 9 Blk 8 Perry Pines 2 5.5 AM/L 381-705
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	\$235,158
Improvements	<u>\$739,593</u>
Total	\$974,751

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

Land	\$235,158
Improvements	<u>\$626,842</u>
Total	\$862,000

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	\$235,158
Improvements	<u>\$564,842</u>
Total	\$800,000

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 a physical inspection of the property revealed that the guest house was in badly worn condition. Additionally, further adjustment was required for the main residence based upon its condition when compared to the available sales comparisons.

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 27, 2020 at 8:30 a.m. be vacated.

DATED this 7<sup>th</sup> day of August, 2020

Ellen B Bertino  
ELLEN B. BERTINO

Thomas A Bertino  
THOMAS A. BERTINO  
Petitioners  
2971 Butte Circle Unit A  
Sedalia, CO 80135  
303-688-3579

Carmen Jackson-Brown  
CARMEN JACKSON-BROWN, #49684  
for Respondent DOUGLAS COUNTY  
BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

Docket Number 78968