

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

**THE NABIGHIAN FAMILY TRUST, MISAC
N. AND AIDA A. NABIGHIAN TRUSTEES,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney or Party Without Attorney for the Petitioner:

Name: Misac N. and Aida A. Nabighian
Address: 42 Falcon Hills Dr.
Highlands Ranch, CO 80126-2901
Phone Number: (303) 791-1929
E-mail:
Attorney Registration No.:

Docket Number: 38095

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:

LOT 42 BLK 1 HIGHLANDS RANCH #50A .527 AM/L.
COUNTY SCHEDULE NO. R0329547

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$168,000.00
Improvement	<u>\$342,000.00</u>
Total	\$510,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

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

DATED/MAILED this 3rd day of November, 2001.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

November 2, 2001

Karen E Hart

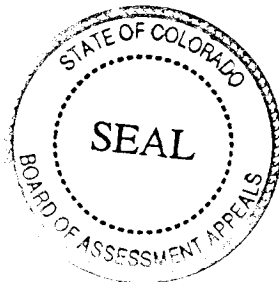
Karen E. Hart

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

Mark R. Linné
Mark R. Linné

Penny S. Bunnell
Penny S. Bunnell

Docket Number 38095



BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioners: THE NABIGHIAN FAMILY TRUST, MISAC N. and AIDA A. NABIGHIAN TRUSTEES, v.	
Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	Docket Number: 38095 Schedule No.: R0329547
Attorney for Respondent: KELLY DUNNAWAY 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: attorney@douglas.co.us Atty. Reg. #: 31896	615 197 7-1995
STIPULATION (As to Tax Year 2001 Actual Value)	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2001 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 42, Block 1, Highlands Ranch #50A, .527 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 2001:

Land	\$168,000
Improvements	\$379,542
Total	\$547,542

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

Land	\$168,000
Improvements	\$357,559
Total	\$525,559

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2001 actual value for the subject property:

Land	\$168,000
Improvements	\$342,000
Total	\$510,000

6. The valuations, as established above, shall be binding only with respect to tax year 2001.

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

Further consideration of market approach warranted an additional adjustment.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 5, 2001 at 9:30 a.m. be vacated.

DATED this 31 day of October, 2001.

Misac N. Nabighian
MISAC N. NABIGHIAN

Aida A. Nabighian
AIDA A. NABIGHIAN
Petitioners
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