

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: AKBAR AND DENYCE DIN, v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Akbar and Denyce Din Address: 8380 N. Sunburst Trail Parker, CO 80134 Phone Number: (303) 841-4805	Docket Number: 42065
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.: R0232071

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land	\$205,000.00
Improvements	<u>\$335,000.00</u>
Total	\$540,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

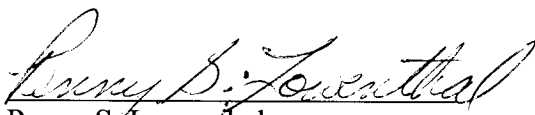
The Douglas County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 21st day of July, 2004.

This decision was put on the record

July 20, 2004

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


Penny S. Lowenthal

BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioners:

AKBAR and DENYCE DIN,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

Michelle B. Gombas
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. #: 30037

Docket Number: **42065**

Schedule No.: **R0232071**

STIPULATION (As to Tax Year 2003 Actual Value)

Petitioners and Respondent hereby enter into this Stipulation regarding the tax year 2003 valuation of the subject property and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

The Petitioners and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:

Lot 61 Butterfield 5.32 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 2003:

Land	\$205,000
Improvements	\$445,000
Total	\$650,000

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

Land	\$205,000
Improvements	\$385,000
Total	\$590,000

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Land	\$205,000
Improvements	\$335,000
Total	\$540,000

6. The valuations, as established above, shall be binding only with respect to tax year 2003.

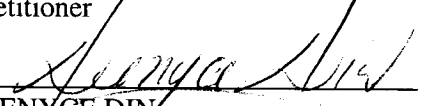
7. Brief narrative as to why the reduction was made:

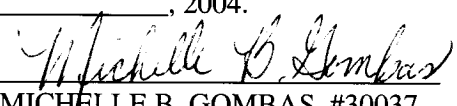
Further review of comparable sales warranted a reduction in valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 30, 2004 at 10:30 a.m. be vacated.

DATED this 16 day of July, 2004.


AKBAR DIN
Petitioner


DENYCE DIN
Petitioner
8380 North Sunburst Trail
Parker, CO 80134


MICHELLE B. GOMBAS, #30037
Assistant County Attorney
for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION
100 Third Street
Castle Rock, CO 80104
303-660-7414

Docket No. 42065