

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>THOMAS A. AND LINDA D. FLENNER,</p> <p>v.</p> <p>Respondent:</p> <p>DOUGLAS COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Thomas A. and Linda A. Flenner Address: 3135 Mount Royal Drive Castle Rock, CO 80104 Phone Number: (303) 618-6275</p>	<p>Docket Number: 42206</p>
<p>ORDER ON STIPULATION</p>	

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.: 0427576

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:	\$ 30,000.00
Improvements:	<u>\$206,000.00</u>
Total:	\$236,000.00

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.

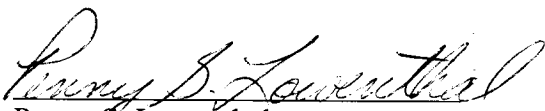
The Douglas County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 24th day of September 2004.

This decision was put on the record

September 23, 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

Petitioner:

THOMAS A. and LINDA D. FLENNER,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

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OFFICE OF THE COUNTY ATTORNEY
DOUGLAS COUNTY, COLORADO

Docket Number: **42206**

Schedule No.: **R0427576**

STIPULATION (As to Tax Year 2003 Actual Value)

Petitioner 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 Petitioner and Respondent agree and stipulate as follows:

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

Unit 82, Bldg. 31. St. Andrews at Plum Cree Condos Bldg. 31.

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	\$ 30,000
Improvements	\$225,000
Total	\$255,000

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

Land	\$ 30,000
Improvements	\$225,000
Total	\$255,000

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	\$ 30,000
Improvements	\$206,000
Total	\$236,000

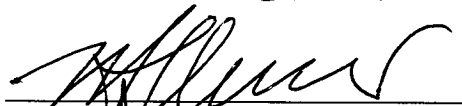
6. The valuations, as established above, shall be binding only with respect to tax year 2003.


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

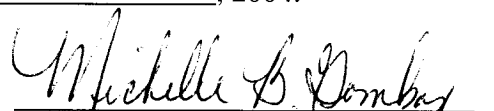
Further review of comparable sales supported a lower valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 13, 2004 at 9:30 a.m. be vacated.

DATED this 20th day of September, 2004.


THOMAS A. FLENNER
Petitioner


LINDA D. FLENNER
3135 Mount Royal Drive
Castle Rock, CO 80104
303-618-6275
Docket No. 42206


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