

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: DENNIS D. and DEBRA J. QUELLA, v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Dennis D. and Debra J. Quella P.O. Box 571 Franktown, Colorado 80117 Phone Number: 303-660-9897	Docket Number: 42288
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.: R0230148

Category: Valuation Property Type: Commercial
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:	\$213,000.00
Improvements:	<u>\$197,000.00</u>
Total:	\$410,000.00

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

BOARD OF ASSESSMENT APPEALS

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

Debra A. Baumbach

Debra A. Baumbach

Marian F. Brennan

Marian F. Brennan



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioners:

DENNIS D. and DEBRA J. QUELLA,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

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Office of the County Attorney
Douglas County, Colorado
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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

Docket Number: **42288**

Schedule No.: **R0230148**

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:
Lot 49 Replat, Burning Tree Ranch, 5 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	\$213,000
Improvements	\$258,360
Total	\$481,024

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

Land	\$213,000
Improvements	\$248,360
Total	\$471,360

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	\$213,000
Improvements	\$197,000
Total	\$410,000

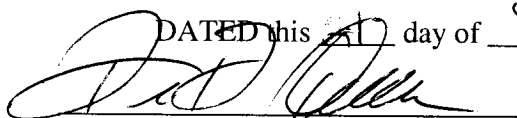
6. The valuations, as established above, shall be binding only with respect to tax year 2003.

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

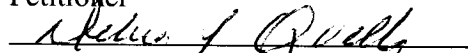
Further review of comparable sales supported a lower valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 6, 2004 at 8:30 a.m. be vacated.

DATED this 21 day of September, 2004.



DENNIS D. QUELLA
Petitioner



DEBRA J. QUELLA
Petitioner
P.O. Box 571
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