

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: JACK D. ENGLAND, v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Jack D. England Address: 5400 Willow Creek Road Castle Rock, Colorado 80104 Phone Number: 303-660-7414	Docket Number: 42465
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.: R0387482

Category: Valuation Property Type: Vacant Land
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:	\$2,000.00
Total:	\$2,000.00

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 29th day of November, 2004.

This decision was put on the record

December 27, 2004

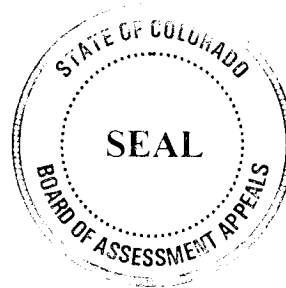
BOARD OF ASSESSMENT APPEALS

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

Judy A. Venable
Judy A. Venable



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

JACK D. ENGLAND DOPC PSP,

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
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Atty. Reg. #: 30037

DEC 27 PM 1:02
CLERK OF DISTRICT COURT

Docket Number: **42465**

Schedule No.: **R0387482**

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:

TR in N1/2 NE1/4 SW1/4, 5-8-67, 6.61 AM/L

2. The subject property is classified as Vacant Land property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2003:

Land	\$52,880
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4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject property as follows:

Land	\$15,864
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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	\$2,000
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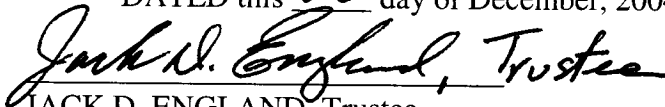
6. The valuations, as established above, shall be binding only with respect to tax year 2003.

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

Further review of access issues warranted an additional adjustment to value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 15, 2004, at 3:00 p.m. be vacated.

DATED this 23RD day of December, 2004.



JACK D. ENGLAND, Trustee

Petitioner

5400 Willow Creek Road

Castle Rock, CO 80104

303-660-8241

Docket Number 42465



MICHELLE B. GOMBAS, #30037

Assistant County Attorney

for Respondent DOUGLAS COUNTY

BOARD OF EQUALIZATION

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