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| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203                               | <b>Docket Number: 43438</b> |
| Petitioner:<br><br><b>MICHAEL L. &amp; SUE E. SCHAEFER ,</b><br><br>v.<br><br>Respondent:<br><br><b>DOUGLAS COUNTY BOARD OF<br/>COMMISSIONERS.</b> |                             |
| <b>ORDER ON STIPULATION</b>  |                             |

**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.: 0272701**  
  
**Category: Abatement      Property Type: Residential**
2. Petitioner is protesting the 01-02 actual value of the subject property.
3. The parties agreed that the 01-02 actual value of the subject property should be reduced to:  
  

**Total Value:            \$840,000**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 01-02 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 10th day of December 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

December 8, 2005

*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

Keela Steele

*Keela Steele*



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**MICHAEL L. and SUE E. SCHAEFER,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
COMMISSIONERS.**

Attorney for Respondent:

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Atty. Reg. #: 30037

Docket Number: **43438**

Schedule No.: **R0272701**

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STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

**STIPULATION (As to Abatement/Refund for Tax Years 2001 and 2002 )**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2001 and 2002 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 41, Block 5 Castle Pines #1-A, 1.623 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 years 2001 and 2002:

|              |           |
|--------------|-----------|
| Land         | \$200,000 |
| Improvements | \$749,478 |
| Total        | \$949,478 |

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

|              |           |
|--------------|-----------|
| Land         | \$200,000 |
| Improvements | \$749,478 |
| Total        | \$949,478 |

5. After further review and negotiation, the Petitioner and the Douglas County Board of Commissioners agree to the following tax years 2001 and 2002 actual value for the subject property:

|              |           |
|--------------|-----------|
| Land         | \$200,000 |
| Improvements | \$640,000 |
| Total        | \$840,000 |


6. The valuations, as established above, shall be binding only with respect to tax years 2001 and 2002.

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


Further review of base period market sales comparisons indicated a lower valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 18, 2005 at 8:30 a.m. be vacated.

DATED this 7<sup>TH</sup> day of December, 2005.

  
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Docket Number 43438

  
\_\_\_\_\_  
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