

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 44678</b>
Petitioner: <b>CHRIS D. DEEDS ,</b>  v. Respondent: <b>DOUGLAS COUNTY BOARD OF 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.: 0393453**

**Category: Abatement      Property Type: Residential**

2. Petitioner is protesting the 03-04 actual value of the subject property.
3. The parties agreed that the 03-04 actual value of the subject property should be reduced to:

**Total Value:            \$1,380,000**

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 03-04 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 31st day of March 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

March 30, 2007

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*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

*Heather Wilcox*  
Heather Wilcox



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**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**  
1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioners:

**CHRIS D. DEEDS,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
COMMISSIONERS.**

Docket Number: 44678

Schedule No.: R0393453

Attorney for Respondent:

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Atty. Reg. #: 30037

**STIPULATION (As to Abatement/Refund for Tax Years 2003 and 2004 )**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax years 2003 and 2004 valuations 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:

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

Tract in E 1/2 23-8-66 aka Tract 15 East Rim Ranch, 36.61 AM/L, subject to Conservation Easement 9518501

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 2003 and 2004:

Land	\$ 352,500
Improvements	\$1,351,531
Total	\$1,704,031

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

Land	\$ 352,500
Improvements	\$1,351,531
Total	\$1,704,031

5. After further review and negotiation, the Petitioner and the Douglas County Board of Commissioners agree to the following tax years 2003 and 2004 actual value for the subject property:

Land	\$ 352,500
Improvements	\$1,027,500
Total	\$1,380,000

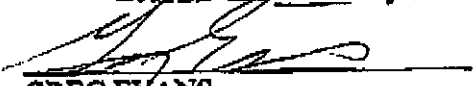
6. The valuations, as established above, shall be binding only with respect to tax years 2003 and 2004.

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

A physical inspection of the subject property was performed, along with a more in-depth sales comparison analysis of base period sales warranted a reduction in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 2, 2006 at 10:30 a.m. be vacated.

DATED this \_\_\_\_\_ day of January, 2007.



**GREG EVANS**  
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Docket No. 44678



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