

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 44836</b>
Petitioner:  <b>LARRY S. AND KATHY J ANDERSON ,</b>  v.  Respondent:  <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</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.: R0332878**

**Category: Valuation      Property Type: Residential**

2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

**Total Value:            \$61,000**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2005 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 16th day of December 2006.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

December 15, 2006

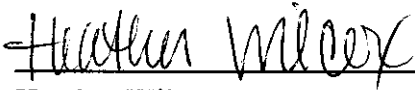


Karen E. Hart

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Debra A. Baumbach



Heather Wilcox



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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioners:

**LARRY S. and KATHY J. ANDERSON,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

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Docket Number: 44836

Schedule No.: R0338278

**STIPULATION (As to Tax Year 2005 Actual Value)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2005 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 80, The Pinery #8B, CP with 0332858. 0.196 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 2005:

Land	\$70,200
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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	\$70,200
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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 2005 actual value for the subject property:

Land	\$61,000
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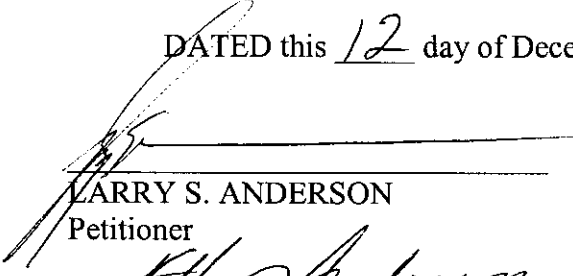
6. The valuation, as established above, shall be binding only with respect to tax year 2005.


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

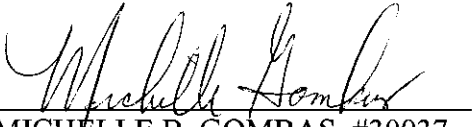
After a physical inspection of the subject parcel and comparables, and a more detailed analysis of views and size, a reduction in value was warranted.

8. A hearing has not been scheduled before the Board of Assessment Appeals.

DATED this 12 day of December, 2006.

  
\_\_\_\_\_  
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Petitioner

  
\_\_\_\_\_  
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\_\_\_\_\_  
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