

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 47251
Petitioner: RAYMOND E. PINCZKOWSKI JR. AND JEAN C. GALLAGHER, v. Respondent: DOUGLAS COUNTY BOARD OF COMMISSIONERS.	
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.: R0272428

Category: Abatement 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: \$800,000

(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 30th day of January 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

January 29, 2008



Karen E. Hart

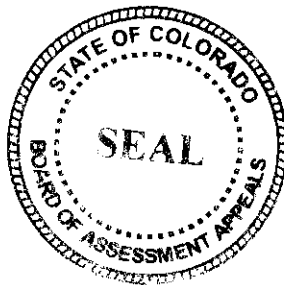
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Debra A. Baumbach



Toni Rigirozzi



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

Petitioners:

**RAYMOND E. PINCZKOWSKI, JR. and JEAN C.
GALLAGHER,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
COMMISSIONERS.**

Attorney for Respondent:

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Atty. Reg. #: 30037

Docket Number: 47251

Schedule No.: R0272428

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
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STIPULATION (As to Abatement/Refund for Tax Year 2005)

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 12, Block 3, Castle Pines #1-A. 2.207 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 2005:

Land	\$412,500
Improvements	\$514,488
Total	\$926,988

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

Land	\$412,500
Improvements	\$514,488
Total	\$926,988

5. After further review and negotiation, the Petitioner and the Douglas County Board of Commissioners agree to the following tax year 2005 actual value for the subject property:

Land	\$412,500
Improvements	\$387,500
Total	\$800,000

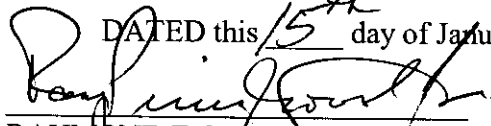
6. The valuations, as established above, shall be binding only with respect to tax year 2005.

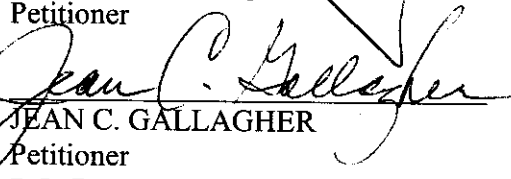
7. Brief narrative as to why the reduction was made:

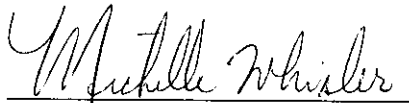
Further review of market sales information on comparable properties indicated that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 4, 2007 at 9:30 a.m. be vacated.

DATED this 15th day of January, 2008.


RAYMOND E. PINCKOWSKI, JR.
Petitioner


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Petitioner
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