

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 49226
Petitioner: FRANK S. CLAPP , v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION.	
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.: R0361521

Category: Valuation Property Type: Mixed Use
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

Total Value: \$300,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2007 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 14th day of October 2008.

BOARD OF ASSESSMENT APPEALS

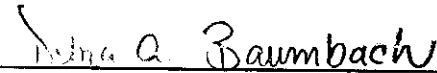
This decision was put on record

October 10, 2008



Karen E. Hart

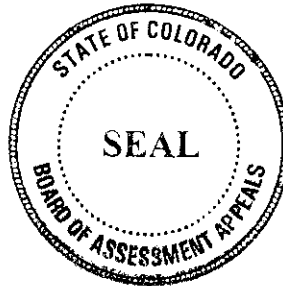
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Debra A. Baumbach



Toni Rigozzi



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

FRANK S. CLAPP,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

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Docket Number: **49226**

Schedule No.: **R0361521**

STIPULATION (As to Tax Year 2007 Actual Value)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2007 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:
2 Parcels in SE ¼ 3-7-68 lying between Rd 18 and ATSF Railroad (AKA Parcels A & D) 3.327 AM/L NP 0361522 Manufactured Home Mo351096.
2. The subject property is classified as Industrial property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2007:

Land	\$391,294
Improvements	\$166,530
Total	\$557,824

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

Land	\$391,294
Improvements	\$123,052
Total	\$514,346

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2007 actual value for the subject property:

Land	\$176,948
Improvements	\$123,052
Total	\$300,000

6. The valuations, as established above, shall be binding only with respect to tax year 2007.

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

Further review of actual income information and income information from comparable properties indicated that a change in value was warranted.

8. Both parties agreed that the hearing scheduled before the Board of Assessment Appeals on July 24, 2008 at 1:00 p.m. should be vacated.

DATED this 1st day of oct, 2008.

Frank S. Clapp
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