

ORDER:

Respondent is ordered to reduce the 2009 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 7th day of April 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



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

2011 APR -1 11:11:49

Petitioners:

**DELBERT D. FUSSELL TRUST and LYNNE T.
FUSSELL TRUST,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**Docket Number: **53469**Schedule No.: **R0095231**

Attorney for Respondent:

Robert D. Clark, Reg. No. 8103
Michelle B. Whisler, Reg. No. 30037
Senior Assistant County Attorney
Office of the County Attorney
Douglas County, Colorado
100 Third Street
Castle Rock, Colorado 80104
Phone Number: 303-660-7414
FAX Number: 303-688-6596
E-mail: attorney@douglas.co.us**STIPULATION (As to Tax Year 2009 Actual Value)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2009 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:
Tract 122 Homestead Hills #5. 3.02 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 2009:

Land	\$250,000
Improvements	\$397,718
Equip. Building	\$ 13,446
Total	\$661,164

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

Land	\$250,000
Improvements	\$397,718
Equip. Building	\$ 13,446
Total	\$661,164

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2009 actual value for the subject property:

Land	\$250,000
Improvements	\$306,554
Equip. Building	\$ 13,446
Total	\$570,000

6. The valuations, as established above, shall be binding only with respect to tax year 2009.

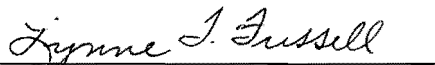
7. Brief narrative as to why the reduction was made:


After a more critical review of market sales, an adjustment to value is warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on April 20, 2011 at 8:30 a.m. be vacated.

DATED this 23 day of March, 2011.


DELBERT D. FUSSELL, Trustee


LYNNE T. FUSSELL, Trustee
Petitioners
11455 North Antelope Lane
Parker, CO 80138
303-805-2663


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Docket No. 53469