

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 53472
Petitioner: <b>CARL AND GAIL BRAINARD ,</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.: R0401214**

**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:  

**Total Value:            \$900,000**

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

**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 14th day of March 2011.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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Diane M. DeVries

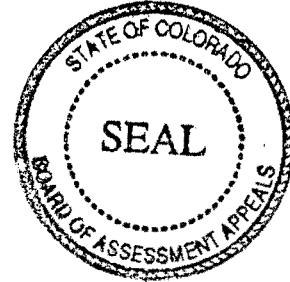
*Debra A. Baumbach*

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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



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

Petitioners:

**CARL and GAIL BRAINARD,**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF EQUALIZATION.**

Attorney for Respondent:

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Docket Number: **53472**

Schedule No.: **R0401214**

**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:

Lot 11A Castle Pines 1A, 17<sup>th</sup> Amd. .230 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	\$ 355,000
Improvements	\$ 645,000
Total	\$1,000,000

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

Land	\$ 355,000
Improvements	\$ 645,000
Total	\$1,000,000

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	\$ 355,000
Improvements	\$ 545,000
Total	\$ 900,000

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:

Based on an error in the mass appraisal land value and additional review of comparables used in the mass appraisal model, a change in value was warranted

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 28, 2011 at 8:30 a.m. be vacated.


DATED this 1 day of March, 2011.

  
\_\_\_\_\_  
CARL BRAINARD

  
\_\_\_\_\_  
GAIL BRAINARD

Petitioners  
2711 Castle Glen Drive  
Castle Rock, CO 80108  
303-601-8396

Docket No. 53472

  
\_\_\_\_\_  
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