

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 53527
Petitioner: NORMAN K. & GAIL K. BAITY , 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.: R0148646

Category: Valuation Property Type: Agricultural
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: \$575,000

(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 17th day of June 2011.

BOARD OF ASSESSMENT APPEALS



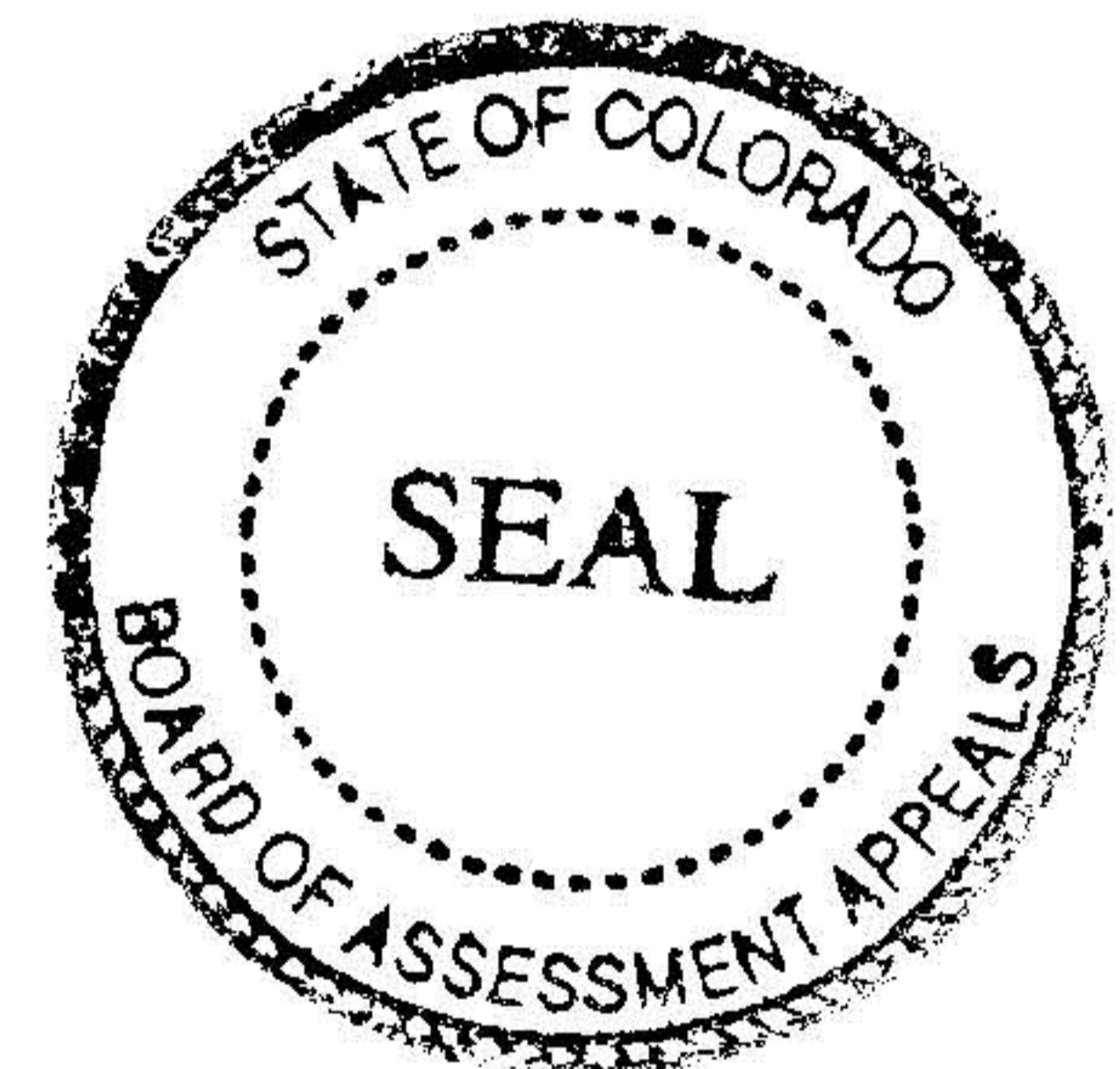
Diane M. DeVries

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



Debra A. Baumbach

Cara McKeller



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

Petitioners:

NORMAN K. and GAIL K. BAITY,

v.

Respondent:

DOUGLAS COUNTY BOARD OF EQUALIZATION.

Attorney for Respondent:

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Docket Number: **53527**

Schedule No.: **R0148646**

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 149 Indian Creek Ranch 3 314-66. Total Acreage 4 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	\$ 255
Improvements – Out Building	\$ 2,678
Improvements – Residence	\$745,128
Total	\$748,061

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

Land	\$ 255
Improvements – Out Building	\$ 2,678
Improvements – Residence	\$699,067
Total	\$700,000

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	\$ 255
Improvements – Out Building	\$ 2,678
Improvements – Residence	\$572,067
Total	\$575,000

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

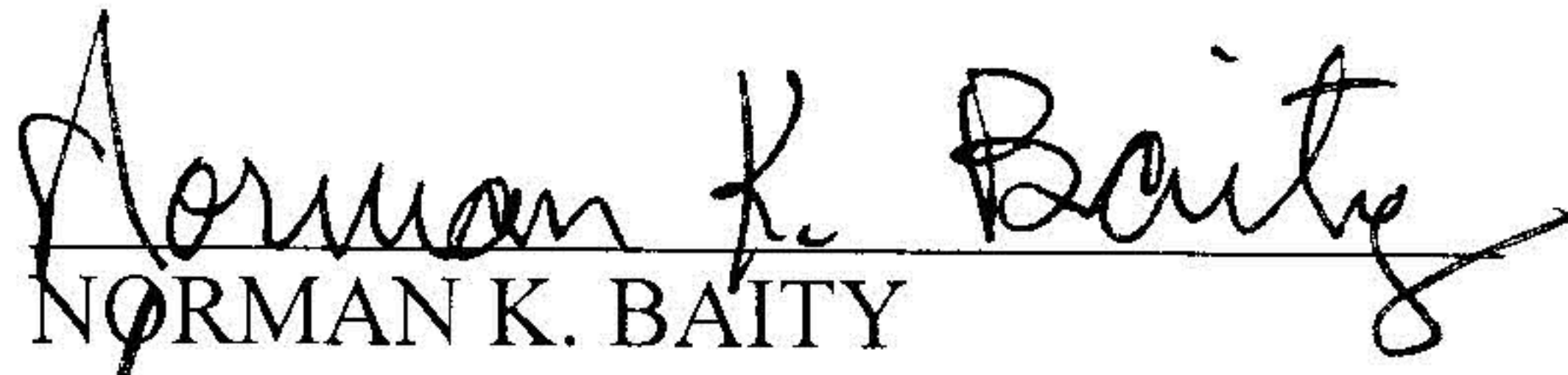
7. Because 2010 is an intervening year, the parties have further agreed that the 2010 value shall also be adjusted in order to make it consistent with the 2009 value.

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

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

9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 1, 2011 at 8:30 a.m. be vacated.

DATED this 9th day of June, 2011.


NORMAN K. BAITY


GAIL K. BAITY

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