

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 53561
Petitioner: JOHN AND JOANNE BAKER , 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.: R0418696

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: \$475,000

(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 6th day of July 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

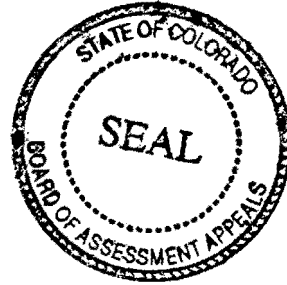
Debra A. Baumbach

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



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BOARD OF ASSESSMENT APPEALS,

STATE OF COLORADO

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioners:

JOHN and JOANNE BAKER,

v.

Respondent:

DOUGLAS COUNTY BOARD OF EQUALIZATION.

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Docket Number: **53561**

Schedule No.: **R0418696**

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:

TR in N ½ 29-7-67, 35.216 AM/L AKA Lot 4 Waverton Ranch.

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	\$525,000
Improvements	\$225,000
Total	\$750,000

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

Land	\$525,000
Improvements	\$225,000
Total	\$750,000

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	\$237,500
Improvements	\$237,500
Total	\$475,000

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:


Further review of negative attributes impacting the subject property warranted a reduction in value.

9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 25, 2011 at 8:30 a.m. be vacated.


DATED this 27th day of June, 2011.



JOHN BAKER



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