



**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 13th day of October 2010.

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

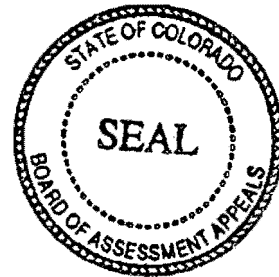
*Debra A. Baumbach*

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



2010 OCT 13 AM 10:44

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioners:  <b>JAMES &amp; SHERYL JANSEN,</b>  v.  Respondent:  <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b>	Docket Number: 54360 Schedule No.: R0397234
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: <a href="mailto:attorney@douglas.co.us">attorney@douglas.co.us</a>	
<b>STIPULATION (As to Tax Year 2009 Actual Value)</b>	

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 22, Kelty Farms. 5.33 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	\$ 874,743
Total	\$1,124,743

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

Land	\$ 250,000
Improvements	\$ 874,743
Total	\$1,124,743

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	\$ 775,000
Total	\$1,025,000

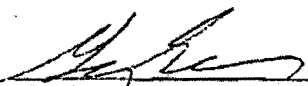
6. The valuations, as established above, shall be binding only with respect to tax year 2009.

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


Further review and updating of property characteristics warranted a reduction in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 11, 2010 at 8:30 a.m. be vacated.

DATED this 14 day of June, 2010.

  
GREG EVANS  
Agent for Petitioners  
Bridge & Associates  
575 Union Blvd., Suite 210  
Lakewood, CO 80228  
303-573-7000

Docket Number 54360

  
ROBERT D. CLARK, #8103  
MICHELLE B. WHISLER, #30037  
Senior Assistant County Attorney  
for Respondent DOUGLAS COUNTY  
BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 54360
Petitioner:  <b>JAMES AND SHERYL JANSEN,</b>  v.  Respondent  <b>DOUGLASCOUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER RESCINDING ORDER ON WITHDRAWAL</b>	

On June 16, 2010 pursuant to a Withdrawal Letter received June 15, 2010; the Board of Assessment Appeals issued an Order on Withdrawal. Subsequently, the Board of Assessment Appeals has become aware that the Petitioner had signed a Stipulation with the Douglas County Board of Equalization dated June 14, 2010 and that the Petitioner sent the Withdrawal Letter in error. Arapahoe County agrees to uphold the signed Stipulation.

**ORDER:**

The Order on Withdrawal dated June 16, 2010 is hereby rescinded.

**DATED and MAILED** this 13<sup>th</sup> day of October, 2010.

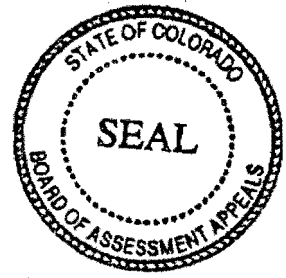
**BOARD OF ASSESSMENT APPEALS**

*Karen E. Hart*  
 \_\_\_\_\_  
 Karen E. Hart

*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



<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 54360</b>
Petitioner: <b>JAMES AND SHERYL JANSEN ,</b>  v. Respondent: <b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON WITHDRAWAL</b>	

The Board received Petitioner's request to withdraw the above-captioned appeal on June 15, 2010. The Board has approved Petitioner's request.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:  
     **County Schedule No.: R0397234**  
     **Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2009 actual value of the subject property.

**ORDER:**

Petitioner's request for withdrawal is granted; therefore, the Board will take no further action on this matter.

**DATED AND MAILED** this 17th day of June 2010.

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

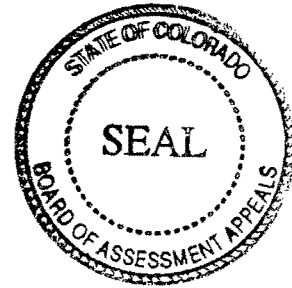
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

Debra A. Baumbach

*Cara McKeller*

Cara McKeller



*If at any time you decide you DO NOT wish to pursue your appeal, we always encourage you to please sign this letter and return it to the Board of Assessment Appeals.*

**Bridge & Associates  
Greg Evans  
575 UNION BLVD., STE. 210  
Lakewood, CO 80226-1242**

Date: 6-15-10

Docket No.: 54360  
Hearing Date: May 11, 2010

To: Board of Assessment Appeals  
1313 Sherman Street, Room 315  
Denver, CO 80203

Via Facsimile: 303.866.4485

I no longer wish to pursue this matter and request that my property tax appeal be withdrawn. I understand that, by withdrawing this appeal, I relinquish all rights to obtaining a reduction in value for the subject property for tax year(s) 2009. I understand that this withdrawal letter should not be mailed or faxed if I have reached an agreement (stipulation) with the Douglas County Board Of Equalization resulting in a reduction in value.

**CERTIFICATE OF SERVICE**

I hereby certify that a true and correct copy of this document was mailed, faxed, or hand delivered to the Douglas County Board Of Equalization.

  
Signature: Greg Evans