

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 55833</b>
Petitioner: <b>SHIRLEY M. HANSEN ,</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.: R0383259**

**Category: Valuation      Property Type: Agricultural**

2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:

**Total Value:            \$3,400,000**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2010 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 25th day of January 2011.

**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



<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>STATE OF COLORADO BD OF ASSESSMENT APPEALS 2011 JAN 21 PM 12:00</p>
<p>Petitioner:</p> <p><b>SHIRLEY M. HANSEN,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>DOUGLAS COUNTY BOARD OF EQUALIZATION.</b></p>	<p>Docket Number: <b>55833</b></p>
<p>Attorney for Respondent:</p> <p>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></p>	<p>Schedule No.: <b>R0383259</b></p>
<p><b>STIPULATION (As to Tax Year 2010 Actual Value)</b></p>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2010 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 NE ¼ 20-7-65. 35.907 AM/L (Parcel 10 – Evans Ranch)
2. The subject property is classified as Agricultural property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2010:

Land	\$ 1,113
Improvements	\$4,298,887
Total	\$4,300,000

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

Land	\$ 1,113
Improvements	\$4,298,887
Total	\$4,300,000

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2010 actual value for the subject property:

Land	\$ 1,113
Improvements	\$3,398,887
Total	\$3,400,000

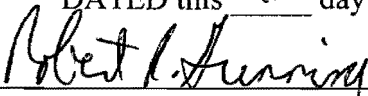
6. The valuations, as established above, shall be binding only with respect to tax year 2010.

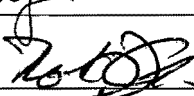
7. Brief narrative as to why the reduction was made:

Further review of limited study period market adjusted sales of large square footage residences on acreages indicated that a change in value was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 26, 2011 at 8:30 a.m. be vacated.

DATED this 20<sup>th</sup> day of January, 2011.

  
ROBERT R. GUNNING, #26550  
Attorney for Petitioner  
Silverstein & Pomerantz, LLP  
1444 Wazee Street, Suite 335  
Denver, CO 80202  
303-991-3659

  
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

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