

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 59267</b>
Petitioner: <b>FRANK S. CLAPP ,</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.: R0361521+1**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:  

**Total Value:            \$430,000**

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

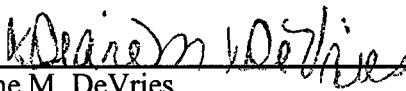
**ORDER:**


Respondent is ordered to reduce the 2011 actual value of the subject property, as set forth above.

The Douglas County Assessor is directed to change his/her records accordingly.

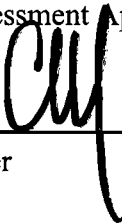
**DATED AND MAILED** this 26th day of December 2012.

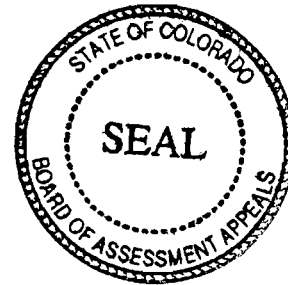
**BOARD OF ASSESSMENT APPEALS**

  
\_\_\_\_\_  
Diane M. DeVries

  
\_\_\_\_\_  
Debra A. Baumbach

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

  
\_\_\_\_\_  
Cara McKeller



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

**2012 NOV 30 AM 9: 51**

Petitioner:

**FRANK S. CLAPP**

v.

Respondent:

**DOUGLAS COUNTY BOARD OF  
EQUALIZATION.**

Docket Number: **59267**

Schedule Nos.:

**R0361521 +1**

Attorneys for Respondent:

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**STIPULATION (As to Tax Year 2011 Actual Values)**

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2011 valuations of the subject properties, 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 properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachment to this Stipulation.
2. The subject properties are classified as Industrial property.

3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2011.

4. Attachment A further reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Equalization.

5. After further review and negotiation, the Petitioner and the Respondent agree to the following tax year 2011 actual values of the subject properties, as also shown on Attachment A.

6. The valuations, as established on Attachment A, shall be binding only with respect to tax year 2011.

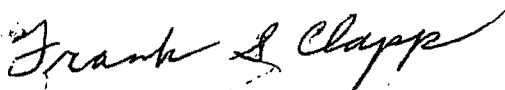
7. Brief Narrative as to why the reductions were made:

Further review of account data and limited cost and market data on comparable properties indicated that a change in value was warranted.

8. Because 2012 is an intervening year, the parties have further agreed that the 2012 value shall also be adjusted in order to make it consistent with the 2011 value.

9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 20, 2012 at 8:30 a.m. be vacated.

DATED this 25<sup>th</sup> day of NOVEMBER, 2011.



FRANK S. CLAPP  
Petitioner  
P.O. Box 111  
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303-791-4495



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BOARD OF EQUALIZATION  
100 Third Street  
Castle Rock, CO 80104  
303-660-7414

Docket Number 59267

DOCKET NO. 59267

ATTACHMENT A

PARCEL #		ASSESSOR VALUES	BOE VALUES	STIPULATED VALUES
R0361521	Land	\$217,386	\$217,386	\$217,386
	Improvemtns	\$142,944	\$142,944	\$82,614
	Total	\$360,330	\$360,330	\$300,000
R0361522	Land	\$95,526	\$95,526	\$95,526
	Improvemtns	\$75,474	\$75,474	\$34,474
	Total	\$171,000	\$171,000	\$130,000
Totals		\$531,330	\$531,330	\$430,000