

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 59326
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.: R0148696

Category: Valuation Property Type: Residential
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: \$129,092

(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 3rd day of January 2013.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

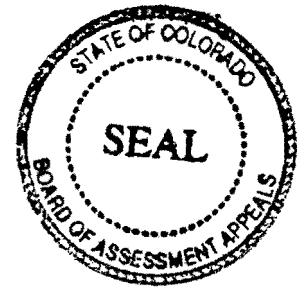
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



2012 DEC 27 AM 11:22

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

Petitioner:

JOHN & JOANNE BAKER

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Attorney for Respondent:

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Docket Number: 59326

Schedule No.: R0418696

STIPULATION (As to Tax Year 2011 Actual Value)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2011 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 N1/2 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 2011:

Agricultural Land	\$ 0
Residential Land	\$525,000
Improvements	<u>\$128,000</u>
Total	\$653,000

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

Agricultural Land	\$ 0
Residential Land	\$525,000
Improvements	<u>\$128,000</u>
Total	\$653,000

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2011 actual value for the subject property:

Agricultural Land	\$ 1,092
Residential Land	\$ 0
Improvements	<u>\$128,000</u>
Total	\$129,092

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

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

Further review of the account data, market sales and change of land classification from market value to agricultural warrants the adjustment.

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 December 17, 2012 at 8:30 be vacated.

DATED this 17th day of December, 2012.

John Baker
JOHN BAKER

Joanne Baker
JOANNE BAKER
Petitioners
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Castle Rock, CO 80109
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Docket Number 59326

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