

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 59444
Petitioner: PETER N. AND NINA T. SMITH , 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.: R0389555

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: \$1,185,000
 (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 17th day of April 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

CM

Cara McKeller



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

STATE OF COLORADO
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Petitioner:

PETER N. & NINA T. SMITH

v.

Respondent:

DOUGLAS COUNTY BOARD OF EQUALIZATION

Attorney for Respondent:

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Docket Number: **59444**

Schedule No.: **R0389555**

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:

Parcel 1, Keene Ranch #1. 35.00 AM/L. All acres subject to Conservation Easement Deed, Recept 00016936
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:

Land	\$ 500,000
Improvements	<u>\$ 823,972</u>
Total	\$1,323,972

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

Land	\$ 500,000
Improvements	<u>\$ 823,972</u>
Total	\$1,323,972

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:

Land	\$ 500,000
Improvements	<u>\$ 685,000</u>
Total	\$1,185,000

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:

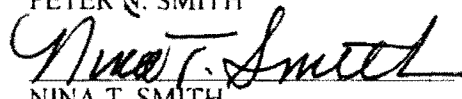
Further review of market comparable sales, that recognizes the influence of the Conservation Easement encumbering three separate parcels, R0389555, R0386560, R0389563, supports the change in value recommended. Parties agree that the 3 parcels combined form an economic unit and therefore the total actual value.


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 February 8, 2013 at 8:30 be vacated.

DATED this 31st day of January, 2013.


PETER N. SMITH


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