

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 73568
Petitioner: DONALD JAMES NINTEMAN v. Respondent: DOUGLAS COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been accepted 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.: R0350642
Category: Valuation/Protest Appeal Property Type: Residential
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

Total Value: \$427,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

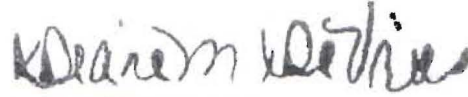
ORDER:

Respondent is ordered to reduce the 2017 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 22nd day of March 2018.

BOARD OF ASSESSMENT APPEALS

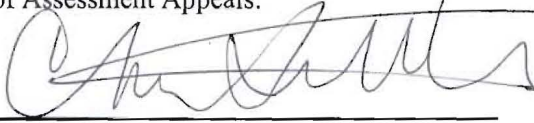


Diane M. DeVries

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



Debra A. Baumbach



Christine Fontenot



**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

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Douglas County Attorney

Petitioner:

DONALD JAMES NINTEMAN,

v.

Respondent:

**DOUGLAS COUNTY BOARD OF
EQUALIZATION.**

Docket Number: **73568**

Schedule No.: **R0350642**

Attorneys for Respondent:

Megan Taggart, #47797
Office of the County Attorney
Douglas County, Colorado
100 Third Street
Castle Rock, Colorado 80104
Phone Number: 303-660-7414
FAX Number: 303-484-0399
E-mail: attorney@douglas.co.us

STIPULATION (As to Tax Year 2017 Actual Value)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2017 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 84, Highlands Ranch #70E. 0.340 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 2017:

Land	\$151,127
Improvements	<u>\$343,060</u>
Total	\$494,187

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

Land	\$151,127
Improvements	<u>\$337,873</u>
Total	\$489,000

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2017 actual value for the subject property:

Land	\$151,127
Improvements	<u>\$275,873</u>
Total	\$427,000

6. The valuations, as established above, shall be binding only with respect to tax year 2017.

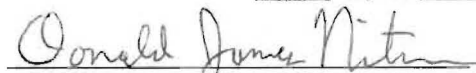
7. Brief narrative as to why the reduction was made:

Parties to the appeal have negotiated mutual recommendation of settlement based on study period market sales.

8. Because 2018 is an intervening year, the parties have further agreed that the 2018 value shall also be adjusted in order to make it consistent with the 2017 value.

9. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 7, 2018 at 8:30 a.m. be vacated.

DATED this 16th day of March, 2018.



DONALD JAMES NINTEMAN

Petitioner

9514 Chesapeake Street
Highlands Ranch, CO 80126
303-471-5994



MEGAN TAGGART, #47797

for Respondent DOUGLAS COUNTY
BOARD OF EQUALIZATION

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

Docket Number 73568