

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 76928
Petitioner: PETER N. & 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 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.: R0604976
Category: Valuation/Protest Appeal Property Type: Residential
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$1,246,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

DATED this 8th day of July 2020.

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

Gordana Katardzic

Gordana Katardzic



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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Petitioner:

PETER N. & NINA T. SMITH

v.

Respondent:

DOUGLAS COUNTY BOARD OF EQUALIZATION

Attorneys for Respondent:

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Docket Number: **76928**

Schedule No.: **R0604976**

STIPULATION (As to Tax Year 2019 Actual Value)

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2019 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 1A Keene Ranch I Per LLA 2018018507 70.000 AM/L All Acres subject to Conservation Easement 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 2019:

Land	\$ 753,299
Improvements	<u>\$ 696,226</u>
Total	\$1,449,525

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

Land	\$ 753,299
Improvements	<u>\$ 696,226</u>
Total	\$1,449,525

5. After further review and negotiation, the Petitioner and the Douglas County Board of Equalization agree to the following tax year 2019 actual value for the subject property:

Land	\$ 753,299
Improvements	<u>\$ 492,701</u>
Total	\$1,246,000


6. Except as otherwise provided herein, the valuations, as established above, shall be binding only with respect to tax year 2019.

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

Upon re-examination of the subject's land value in lieu of other conservation easement-impacted property sales in the county and extracted residential improvements, similar to the subjects' ranch-style residence, resulted in an adjustment to value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 26, 2020 at 8:30 a.m. be vacated.

DATED this _____ day of _____


PETER N. SMITH


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