

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>JOHN T. LINDBERG,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>ADAMS COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: John T. Lindberg Address: 11423 Decatur Court Westminster, Colorado 80234 Phone Number: (303) 464-0214</p>	<p><b>Docket Number: 42488</b></p>
<p><b>ORDER</b></p>	

**THIS MATTER** was heard by the Board of Assessment Appeals on January 7, 2004, Karen E. Hart and Rebecca Hawkins presiding. Petitioner appeared pro se. Respondent was represented by Jennifer Wascak Leslie, Esq.

**PROPERTY DESCRIPTION:**

Subject property is described as follows:

**11423 Decatur Court, Westminster, Colorado 80234  
(Adams County Schedule No. 0171905405031)**

Petitioner is protesting the 2003 actual value of the subject property, a two-story residence with 3,387 square feet located at 11423 Decatur Court in Westminster, Colorado.

**FINDINGS OF FACT:**

1. Based on the evidence and testimony presented at the hearing, the Board determined that the parties required additional time to substantiate the factual basis of this valuation and subsequent appeal. The hearing was recessed and the parties were ordered to submit, in writing, a Stipulation or a request to reconvene by January 16, 2004.

2. On January 20, 2004, the Board received a Stipulation as to Tax Year 2003 Actual Value (reference attached Exhibit A). The parties agreed to the following stipulated values for tax year 2003:

Land:	\$ 85,000.00
Improvements:	\$ <u>439,181.00</u>
Total:	\$ 524,181.00

**ORDER:**

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

The Adams County Assessor is directed to change his records accordingly.

**DATED and MAILED** this 21<sup>st</sup> day of January, 2004.

**BOARD OF ASSESSMENT APPEALS**

*Rebecca Hawkins*

Rebecca A. Hawkins

*Karen E Hart*

Karen E. Hart

This decision was put on the record

January 21, 2004

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

*Penny S. Lowenthal*  
Penny S. Lowenthal



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 BOARD OF ASSESSMENT APPEALS

<b>BOARD OF ASSESSMENT APPEALS,</b> <b>State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	
<b>Petitioner:</b> JOHN T. LINDBERG,	<b>▲ COURT USE ONLY ▲</b>
<b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	Docket Number: 42488 County Schedule Number: 0171905405031
JAMES D. ROBINSON, #5899 ADAMS COUNTY ATTORNEY Jennifer Wascak Leslie, #29457 Assistant County Attorney 450 South 4 <sup>th</sup> Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	
<b>STIPULATION (As to Tax Year 2003 Actual Value)</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2003 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:  
  
11423 Decatur Ct., Westminster, Adams County, Colorado
2. The subject property is classified as residential property.
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	\$	85,000
Improvements	\$	493,196
Total	\$	578,196

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

Land	\$	85,000
Improvements	\$	493,196
Total	\$	578,196

5. After further review and negotiation, Petitioner and County Board of Equalization agree to the following actual value for tax year 2003 for the subject property:

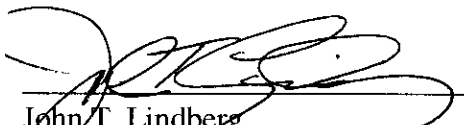
Land	\$	85,000
Improvements	\$	439,181
Total	\$	524,181


6. The valuation, as established above, shall be binding only with respect to tax year 2003.

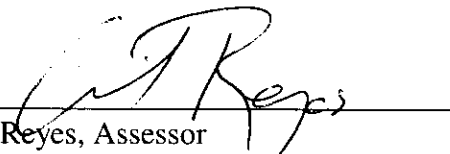
7. Brief narrative as to why the reduction was made: Reduction to market value.

8. Both parties agree that the hearing held before the Board of Assessment Appeals on January 8, 2004 at 1:00 p.m., which was recessed by the Board until further notice by the parties, can now be vacated.

DATED this 15<sup>th</sup> day of January, 2004.

  
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John T. Lindberg  
11423 Decatur Ct.  
Westminster, CO 80234  
Telephone: 303-464-0214

  
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Jennifer Wascak Leslie #29457  
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Telephone: 303-654-6116

  
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Gil Reyes, Assessor  
450 South 4th Avenue  
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