

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>JALAL FAKHARZADEH,</p> <p>v.</p> <p>Respondent:</p> <p>PARK COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Jalal Fakharzadeh Address: 13107 E. Second Avenue Aurora, CO 80011 Phone Number: (303) 743-0419 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 39206</p>
<p>ORDER (On Stipulation)</p>	

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:

Township 6, Range 73, Section 26 A Tract in SE4SE4 –
County Schedule No. R0016465.

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$58,500.00
Improvement	\$ <u> .00</u>
Total	\$58,500.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

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

DATED/MAILED this 20th day of November, 2001.

This decision was put on the record

 November 19, 2001

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

Penny S. Bunnell
Penny S. Bunnell

Docket Number 39206

BOARD OF ASSESSMENT APPEALS

Karen E Hart
Karen E. Hart

Mark R. Linné
Mark R. Linné



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

RECEIVED

NOV 13 2001

Docket Number: 39206
Single County Schedule Number: 16465

PARK COUNTY
ASSESSORS OFFICE

STIPULATION (As to Tax Year 2001 Actual Value)

RECEIVED

OCT 05 2001

Jalal Fakharzadeh

PARK COUNTY
ASSESSORS OFFICE

Petitioner,

vs.

Park COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2001 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this stipulation is described as:

Township 6, Range 73, Section 26 A Tract in SE4SE4.

2. The subject property is classified as Vacant Land (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2001:

Land	\$	82,474.00
Improvements	\$.00
Total	\$	82,474.00

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

Land	\$	82,474.00
Improvements	\$.00
Total	\$	82,474.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2001 actual value for the subject property:

Land	\$	<u>58,500.00</u>
Improvements	\$	<u>.00</u>
Total	\$	<u>58,500.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2001.

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

The Assessor's office and the petitioner came to an agreement of value due to the access of the property.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on _____ (date) at _____ (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 21 day of September, 2001.

J. Fakharzadeh 5 oct. 01
Petitioner(s) or Agent or Attorney

Siobhán McClain
County Attorney for Respondent,
Board of Equalization

Address:

13107 E. 2nd Ave
Aurora, CO 80011

Telephone: 303-743-0419

Address:

PO BOX 220
Fairplay, CO 80440

Telephone: 719-836-4201

[Signature]
County Assessor

Address:

PO BOX 636
Fairplay, CO 80440

Telephone: 719-836-4331

Docket Number _____