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| <p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>JAMES L. HIGERD,</p> <p>v.</p> <p>Respondent:</p> <p>JEFFERSON COUNTY BOARD OF EQUALIZATION.</p> |  |
| <p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: James L. Higerd Address: 30529 Cobb Road Evergreen, CO 80439 Phone Number: (303) 670-4631 E-mail: Attorney Registration No.:</p> | <p>Docket Number: 39818</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:

County Schedule No.: 038935, 039104, 038936 (now combined)
Category: Valuation Property Type: Residential
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 | \$ 67,000.00 |
| Improvements | <u>\$123,000.00</u> |
| Total | \$190,000.00 |

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 Jefferson County Assessor is directed to change his records accordingly.

DATED/MAILED this 8th day of March, 2002.

This decision was put on the record

March 7, 2002

BOARD OF ASSESSMENT APPEALS

Karen E. Hart

Karen E. Hart

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

Penny S. Bunnell
Penny S. Bunnell

Docket Number 39818



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**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 39818
County Schedule Number: 038935

STIPULATION (As To Tax Year 2001 Actual Value)

James L. Higerd
Petitioner(s),

vs.

JEFFERSON COUNTY BOARD OF EQUALIZATION,
Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2000 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 follows:

30529 Cobb Rd.
Evergreen, CO 80439-7108

2. The subject property is classified as residential property (what type).

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

| | |
|--------------|---|
| Land | \$ <u>77,050</u> (3 separate parcels, now combined) |
| Improvements | \$ <u>153,420</u> |
| Total | \$ <u>230,470</u> |

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

| | |
|--------------|---|
| Land | \$ <u>77,050</u> (3 separate parcels, now combined) |
| Improvements | \$ <u>141,420</u> |
| Total | \$ <u>218,470</u> |

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

| | |
|--------------|--|
| Land | \$ <u>67,000</u> (re-valued after combining parcels) |
| Improvements | \$ <u>123,000</u> |
| Total | \$ <u>190,000</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:

Improvement value considers extra depreciation for conditions present and uncorrected. Petitioner contends there are other value affecting issues, but agrees to negotiated value for the tax year 2001

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 28, 2002 (date) at 1:00 p.m. (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals (check if appropriate).

DATED this 04 day of MARCH, 2002

James L. Higerd
James L. Higerd

Rly W O...
County Attorney for Respondent,
Board of Equalization

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Louis T. D'Kurio
Louis T. D'Kurio, Deputy Assessor, Residential

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