

<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>RICHARD K. LOVELACE,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>JEFFERSON COUNTY BOARD OF EQUALIZATION.</b></p>	▲
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Richard K. Lovelace Address: 12682 S. Maxwell Hill Road Littleton, CO 80127 Phone Number: (303) 697-8778 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 39843</b></p>
<p><b>ORDER ON STIPULATION</b></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.: 201260**  
**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	\$ 1,463.00
Improvements	<u>\$429,537.00</u>
Total	\$431,000.00

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 12<sup>th</sup> day of February, 2002.

This decision was put on the record

February 11, 2002

**BOARD OF ASSESSMENT APPEALS**

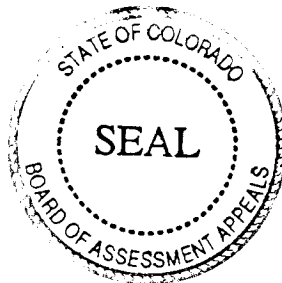
Karen E Hart  
Karen E. Hart

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 39843



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 39843  
County Schedule Number : 201260

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**STIPULATION (As To Tax Year 2001 Actual Value)**  
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Richard Lovelace  
Petitioner(s),

vs.

JEFFERSON COUNTY BOARD OF EQUALIZATION,  
Respondent.  
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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 follows:  
Key 7 Section 31 Township 6 Range 69  
\_\_\_\_\_  
\_\_\_\_\_

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>1463</u>
Improvements	\$ <u>586700</u>
Total	\$ <u>588163</u>

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

Land	\$ <u>1463</u>
Improvements	\$ <u>581537</u>
Total	\$ <u>583000</u>

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BOARD OF ASSESSMENT APPEALS

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>1,463</u>
Improvements	\$ <u>429,537</u>
Total	\$ <u>431,000</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:

The location of the property is very poor . All of the comparables are superior to subject. A 5% adjustment was made for location.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 29, 2002 (date) at 9:30 a.m. (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals      (check if appropriate).

DATED this Seventh day of February, 2000 .

R.K. Zuelke  
Petitioner(s) or Attorney

R. Ly W. O'Connell  
County Attorney for Respondent,  
Board of Equalization

Address:  
\_\_\_\_\_  
\_\_\_\_\_

Address 100 Jefferson County Pkwy  
Golden, CO 80419

Telephone: \_\_\_\_\_

Telephone: 303-271-8600

J. D. ...  
County Assessor

Address:  
100 Jefferson County Pkwy  
Golden, CO 80419-2500

Docket Number 39843  
Schedule Number 201260

Telephone: 303-271-8600