

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**  
1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**MICHAEL GIAMBRACCO LIVING TRUST,**

v.

Respondent:

**JEFFERSON COUNTY BOARD OF  
COMMISSIONERS.**

Attorney or Party Without Attorney for the Petitioner:

Name: F & S Tax Consultants  
Ronald C. Sandstrom  
Address: 11540 West 69<sup>th</sup> Way  
Arvada, CO 80004  
Phone Number: (303) 424-0683

**Docket Number: 41008**

**ORDER ON STIPULATION**

**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.: 429198**

**Category: Refund/Abatement**

**Property Type: Commercial**

2. Petitioner is protesting the 1999 and 2000 actual value of the subject property.

3. The parties agreed that the 1999 and 2000 actual value of the subject property should be reduced to:

Land	\$38,810.00
Improvements	<u>\$48,940.00</u>
Total	\$87,750.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 1999 and 2000 actual value of the subject property, as set forth above.

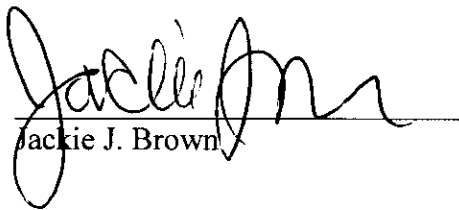
The Jefferson County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 30<sup>th</sup> day of October, 2003.

This decision was put on the record

October 28, 2003

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

  
Jackie J. Brown

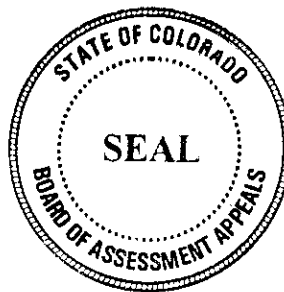
**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart



Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 41008  
County Schedule Number: 429198

STIPULATION (As To Tax Years 1999 and 2000 Actual Value)

Hanne Giambrocco Living Trust  
Petitioner,

vs.

Jefferson County Board of County Commissioners  
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 follows:  
14005 West 64<sup>th</sup> Avenue, Arvada, CO 80004
2. The subject property is classified as commercial property.
3. The County Assessor originally assigned the following actual value to the subject property for tax years 1999 and 2000 :

	Actual value	Assessed value
Land	\$109,450	\$25,630
Improvement	<u>\$ 48,940</u>	<u>\$11,460</u>
Total	\$158,390	\$37,090

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

	Actual value	Assessed value
Land	\$ 38,810	\$ 9,080
Improvement	<u>\$ 48,940</u>	<u>\$ 11,460</u>
Total	\$ 87,750	\$ 20,540

5. After further review and negotiation, Petitioner(s) and Board of County Commissioners agree to the following tax years 1999 and 2000 actual value for the subject property:

	Actual value	Assessed value
Land	\$ 38,810	\$ 9,090
Improvement	\$ 48,940	\$ 6,710
Total	\$ 87,750	\$ 15,800

6. The valuation, as established above, shall be binding only with respect to tax years 1999 and 2000.

7. Brief narrative as to why the reduction was made: Correction to mixed use allocation resulted in a decrease to the assessed value. However, the Abatement Hearing Recommendation resulting from the hearing of 8-7-02 did not make adjustment to the assessed value. There is no change to the actual value.

8. A hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 24th day of October 2003.

*Randy C. Sandlot*  
Petitioner(s) or Attorney

*Matthew E. McKinn*  
County Attorney for Respondent,  
Board of County Commissioners

Address:  
*F&S Tax Consultants*  
*11540 W 69th Way*  
*Arvada, CO 80004*

Address:  
100 Jefferson County Parkway  
Golden, Colorado 80419

Telephone: *303-424-0683*

Telephone: \_\_\_\_\_  
*[Signature]*  
Jefferson County Assessor

Address:  
100 Jefferson County Parkway  
Golden, Colorado 80419-2500

Telephone: 303-271-8677

Docket Number: 41008  
Schedule Number: 429198