

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>GEORGE D KNAPP ET AL,</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: George D Knapp et al Address: 12281 High Country Trail Littleton, CO 80127 Phone Number: (303) 697-6980</p>	<p>Docket Number: 41112</p>
<p align="center">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.: 439649+1

Category: Valuation Property Type: Residential Vacant Land
2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

Total \$12,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2002 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 1st day of July, 2003.

This decision was put on the record

June 30, 2003

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

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

Jackie J. Brown

Jackie J. Brown



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 41112
County Schedule Number: 439648

STIPULATION (As To Tax Year 2002 Actual Value)

Knapp, George D & Knapp, Marie L Koecher
Petitioner(s),

vs.

JEFFERSON COUNTY BOARD OF EQUALIZATION,
Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2002 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:
Vacant land in Rural Cluster subdivision .

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2002:

Land	\$ <u>111,660</u>
Improvements	
Total	\$ <u>111,660</u>

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

Land	\$ <u>70,780</u>
Improvements	
Total	\$ <u>70,780</u>

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5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2002 actual value for the subject property:

Land	\$ <u>12,000</u>
Improvements	
Total	\$ <u>12,000</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2002.

7. Brief narrative as to why the reduction was made:
This is the open space land for a Rural Cluster subdivision and is unbuildable per County. The value is then reduced plus this will receive the residential assessment rate.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 14, 2003 (date) at 8:30 a.m. (time) be vacated.

DATED this 16th day of June, 2003:

George D Knapp
Knapp, George D

Marie L Koecher
Knapp, Marie L Koecher

Address:
12281 High Country Trl
Littleton, CO 80127-9623

Telephone: 303-697-6900

Monty E. McKinley
County Attorney for Respondent,
Board of Equalization

Address
100 Jefferson County Pkwy
Golden, CO 80419

Telephone: _____

Louis D'Aurico JMB
Lou D' Aurio Deputy Assessor

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

Telephone: 303-271-8639

Docket Number 41112
Schedule Number 439648

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 41112
County Schedule Number: 439649

STIPULATION (As To Tax Year 2002 Actual Value)

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

1. The property subject to this Stipulation is described as follows:
Vacant land in Rural Cluster subdivision

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2002:

Land \$ 114,680
Improvements
Total \$ 114,680

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

Land \$ 70,790
Improvements
Total \$ 70,790

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5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2002 actual value for the subject property:

Land	\$ <u>12,000</u>
Improvements	
Total	\$ <u>12,000</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2002.

7. Brief narrative as to why the reduction was made:
This is the open space land for a Rural Cluster subdivision and is unbuildable per County. The value is then reduced plus this will receive the residential assessment rate.

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Marie L. Koecher
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Address:
12281 High Country Trl
Littleton, CO 80127-9623

Telephone: 303-697-6900

Matthew E. McKinley
County Attorney for Respondent,
Board of Equalization

Address
100 Jefferson County Pkwy
Golden, CO 80419

Telephone: _____

Louis D'Aurio *DMB*
Lou D' Aurio Deputy Assessor

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

Telephone: 303-271-8639

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