

<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>JALAL FAKHARZADEH,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>PARK COUNTY BOARD OF EQUALIZATION.</b></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</p>	<p><b>Docket Number: 42449</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.: 16465**

**Category: Valuation**

**Property Type: Vacant Land**

2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Total \$77,682.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

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

**DATED/MAILED** this 7<sup>th</sup> day of January, 2004.

This decision was put on the record

January 6, 2004

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart

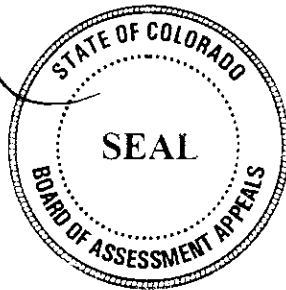
Karen E. Hart

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

Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 42449

Single County Schedule Number: 16465

STIPULATION (As to Tax Year 2003 Actual Value)

Jalal Fakharzadeh,

Petitioner,

vs.

Park COUNTY BOARD OF EQUALIZATION,

Respondent.

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BOARD OF ASSESSMENT APPEALS

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2003 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:

T06 R73 S26 SE4, Tract in SE4SE4 26-6-73, Book 221 Page 57

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 2003:

Land	\$	<u>98,256</u>	.00
Improvements	\$	<u>          </u>	.00
Total	\$	<u>98,256</u>	.00

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

Land	\$	<u>95,040</u>	.00
Improvements	\$	<u>          </u>	.00
Total	\$	<u>95,040</u>	.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Land	\$	<u>77,682.00</u>
Improvements	\$	<u>.00</u>
Total	\$	<u>77,682.00</u>

6. The valuation, as established above, shall be binding only with respect to tax year 2003.

7. Brief narrative as to why the reduction was made:  
Access to the subject property is by easement through private land. Per physical inspection the access does appear to be difficult. The appraiser reviewing the CBOE appeal ran 3 additional sales comparables, adjusting for difficult access. The value reflected above is from the comparable that is the most similar in size, location and land attributes.

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

DATED this 17 day of October, 2003

X J. Fakharzadeh  
Petitioner(s) or Agent or Attorney

Stephen A. Brown  
County Attorney for Respondent, #17195  
Board of Equalization

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County Assessor

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Docket Number 42449