

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>DONALD L. & GRETCHEN L. NAGEL,</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: Donald L. & Gretchen L. Nagel Address: 13182 W. Asbury Circle Lakewood, CO 80228 Phone Number: 303-988-3553</p>	<p>Docket Number: 42790</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.: 407056

Category: Valuation Property Type: Residential
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:

Land	\$183,180.00
Improvements	<u>\$230,820.00</u>
Total	\$414,000.00

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

DATED/MAILED this 31st day of January, 2004.

This decision was put on the record

January 30, 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

Mary J. Helfer
Mary J. Helfer



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 42790
County Schedule Number: 407056

STIPULATION (As To Tax Year 2003 Actual Value)

Donald L. & Gretchen L. Nagel
Petitioner(s),

vs.

JEFFERSON COUNTY BOARD OF EQUALIZATION,
Respondent.

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 follows:
13182 W Asbury Circle
Lot 21 High Point At Green Mountain Village Subdivision

2. The subject property is classified as residential property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	\$ <u>183,180</u>
Improvements	\$ <u>257,820</u>
Total	\$ <u>441,000</u>

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

Land	\$ <u>183,180</u>
Improvements	\$ <u>251,820</u>
Total	\$ <u>435,000</u>

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

Land	\$ <u>183,180</u>
Improvements	\$ <u>230,820</u>
Total	\$ <u>414,000</u>

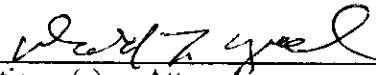
6. The valuation, as established above, shall be binding only with respect to tax year 2003.

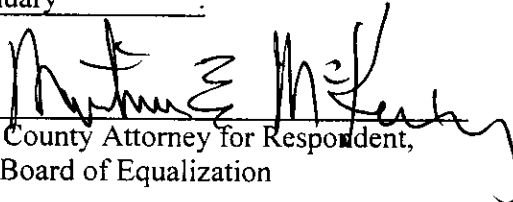
7. Brief narrative as to why the reduction was made:

After field check and further review, land characteristics were corrected for entire subdivision.
The comparables support a value of \$414,000.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 18, 2004 (date) at 10:30 (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals (check if appropriate).

DATED this 26th day of January.


Petitioner(s) or Attorney



County Attorney for Respondent,
Board of Equalization

Address:
13182 W. Asbury Circle
Lakewood CO 80228

Address
100 Jefferson County Pkwy
Golden, CO 80419

Telephone: 303 978-3553

Telephone: 303-271-8600


County Assessor
Lou D'Aurio
Address:

100 Jefferson County Pkwy
Golden, CO 80419-2500

Docket Number 42790
Schedule Number 407056

Telephone: 303-271-8600