

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>LEX DEWITT FAIRFAX,</p> <p>v.</p> <p>Respondent:</p> <p>BOULDER COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Lex Dewitt Fairfax Address: 2128 Springs Place Longmont, CO 80504 Phone Number: (303) 772-3637</p>	<p>Docket Number: 42835</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.: R0123454

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	\$ 80,000.00
Improvements	<u>\$215,000.00</u>
Total	\$295,000.00

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

DATED/MAILED this 13th day of February, 2004.

This decision was put on the record

February 12, 2004

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

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Debra A Baumbach

Debra A. Baumbach

Jackie J. Brown
Jackie J. Brown



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER(s):42835

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County Account Numbers: R0123454

STIPULATION (As To Tax Year 2003 Actual Value)

Lex Dewitt Fairfax & Mary Barez

Petitioner(s),

vs.

BOULDER 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: Lot 11, Blk 1 Watersong at Creekside 1st Filing AKA 8730 N 95th Street, Longmont, Colorado.

*2128 SPRINGS PLACE, LONGMONT, COLORADO,
80504 LdWF*

- 2. The subject property is classified as residential
- 3. The County Assessor assigned the following actual value to the subject property for tax year 2003:

Land	\$ 80000
Improvements	\$ 238500
Total	\$ 318500

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

Land	\$ 80000
Improvements	\$ 232000
Total	\$ 312000

- 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	\$ 80000
Improvements	\$ 215000
Total	\$ 295000

Petitioner's Initials LdWF

Date February 10, 2003

Docket Number:42835

County Schedule Numbers: R0123454

STIPULATION (As To Tax Year 2003 Actual Value)

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- 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: Comparables selected by the petitioner and the assessor depict a lower valuation range for this property.
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 25, 2003 at 10:30 AM be vacated.
- 9. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.
- 10. This Agreement does not prohibit the Assessor from increasing or decreasing the value for the 2004 tax year due to unusual conditions. Unusual conditions are referenced in 39-1-104(11) (b) (I), Colorado Revised Statutes, and include installation of an on-site improvement, the ending of the economic life of an improvement with only salvage value remaining, the addition to or remodeling of a structure, a change of use of the land, creation of a condominium ownership, or any new regulations restricting or increasing the use of the land or a combination thereof.

DATED this 10th day of February, 2004

Lex de Witt Fausan
Petitioner(s) or Attorney

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CINDY DOMENICO
Boulder County Assessor

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