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| <p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>RAYMOND J SONHEIM,</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: Raymond J Sonheim Address: 11201 N El Mirage Rd # 309 El Mirage, AZ 85335 Phone Number: (623) 583-3335</p> | <p>Docket Number: 42846</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.: 058330

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 | \$117,740.00 |
| Improvements | <u>\$217,510.00</u> |
| Total | \$335,250.00 |

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.

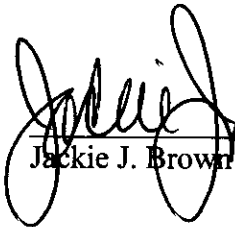
The Jefferson County Assessor is directed to change his/her records accordingly.

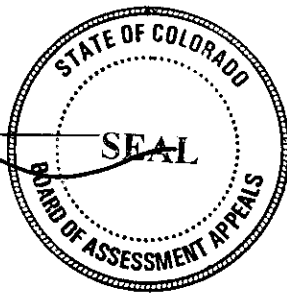
DATED/MAILED this 7th day of May, 2004.

This decision was put on the record

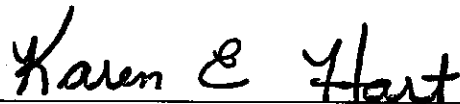
May 6, 2004

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: 42846
County Schedule Number : 058330

STIPULATION (As To Tax Year 2003 Actual Value)

Raymond J. Sonheim & Joan K. Sonheim
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:
Lot 4 Block 6 Mission Hills Addition to Wide Acres Blks 5-8

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

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

| | |
|--------------|-----------------|
| Land | <u>\$117740</u> |
| Improvements | <u>\$254900</u> |
| Total | <u>\$372600</u> |

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

| | |
|--------------|-----------------|
| Land | <u>\$117740</u> |
| Improvements | <u>\$242260</u> |
| Total | <u>\$360000</u> |

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STATE OF COLORADO

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>\$117740</u> |
| Improvements | <u>\$217510</u> |
| Total | <u>\$335250</u> |

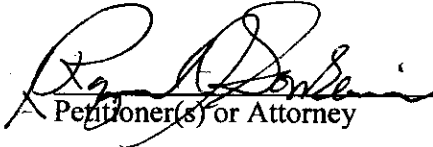
6. The valuation, as established above, shall be binding only with respect to tax year 2003.

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

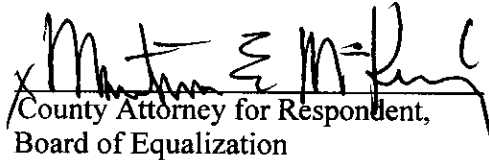
Property is a duplex and duplex sales supports a lower value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 21, 2004 at 9:30 a.m. (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ___ (check if appropriate).

DATED this twenty-sixth day of April, 2004.



Petitioner(s) or Attorney



County Attorney for Respondent,
Board of Equalization

Address:

1337 YANK ST
GOLDEN, CO
80401

Telephone: 303 238 2846
AFTER 5-17-2004

Address 100 Jefferson County Pkwy
Golden, CO 80419

Telephone: 303-271-8600



County Assessor

Address:

100 Jefferson County Pkwy
Golden, CO 80419-2500

Docket Number 42846
Schedule Number 058330

Telephone: 303-271-8600