

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>SUE C. THOMAS,</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: Sue C Thomas Address: 6600 Simms St Arvada, CO 80004-2598 Phone Number: (303) 456-1441</p>	<p>Docket Number: 42856</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.: 196338

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	\$360,000.00
Improvements	<u>\$170,000.00</u>
Total	\$530,000.00

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.

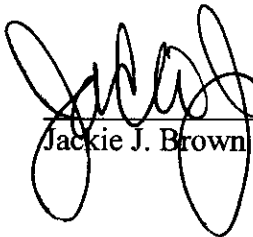
The Jefferson County Assessor is directed to change his/her records accordingly.

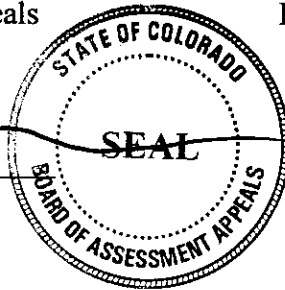
DATED/MAILED this 30th day of April, 2004.

This decision was put on the record

April 29, 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: 42856
County Schedule Number : 196338

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STATE OF COLORADO

STIPULATION (As To Tax Year 2003 Actual Value)

Sue C. Thomas
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 8B Block 5 Simms Terrace and Key 67 Section 4 Township 3 Range 69 - total of 7.501 acres

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>\$608580</u>
Improvements	<u>\$216000</u>
Total	<u>\$824580</u>

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

Land	<u>\$608580</u>
Improvements	<u>\$216000</u>
Total	<u>\$824580</u>

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	\$360000
Improvements	\$170000
Total	<u>\$530000</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:

Comparable sales support a lower value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 21, 2004 at 10:30 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-seventh day of April, 2004.

Sue C. Thomas
Petitioner(s) or Attorney

Address:
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Arvada Co
80004
Telephone: 303-456-1441

R. W. O'Connell
County Attorney for Respondent,
Board of Equalization

Address 100 Jefferson County Pkwy
Golden, CO 80419

Telephone: 303-271-8600

[Signature]
County Assessor

Address:

100 Jefferson County Pkwy
Golden, CO 80419-2500

Docket Number 42856
Schedule Number 196338

Telephone: 303-271-8600