

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>RICHARD W AND JOYCE A COMIN,</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: Richard & Joyce Comin Address: 11380 W 77th Drive Arvada, CO 80005 Phone Number: (303) 425-4379</p>	<p>Docket Number: 42936</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.: 077348

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	\$ 80,010.00
Improvements	<u>\$269,990.00</u>
Total	\$350,000.00

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 28th day of May, 2004.

This decision was put on the record

May 27, 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

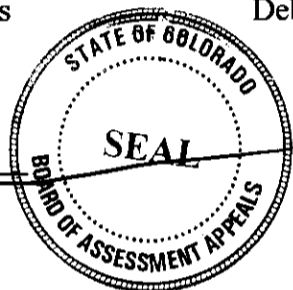
Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

Jackie J. Brown
Jackie J. Brown



RECEIVED

MAY 24 2004

JEFFERSON COUNTY
BOARD OF EQUALIZATIONBOARD OF ASSESSMENT APPEALS
STATE OF COLORADODocket Number: 42936
County Schedule Number: 077348

STIPULATION (As To Tax Year 2003 Actual Value)

Richard W. and Joyce A. Comin
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:
11380 W. 77th Dr.- Lot 67 Mesa Heights-
Sec. 33, Twn. 2 Rng. 69
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>80,010</u>
Improvements	\$ <u>292,800</u>
Total	\$ <u>372,810</u>

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

Land	\$ <u>80,010</u>
Improvements	\$ <u>292,800</u>
Total	\$ <u>372,810</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	<u>\$ 80,010</u>
Improvements	<u>\$ 269,990</u>
Total	<u>\$ 350,000</u>

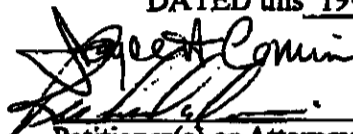
6. The valuation, as established above, shall be binding only with respect to tax year 2003.

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

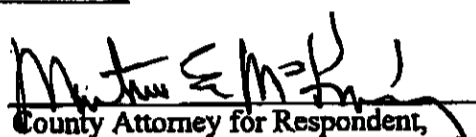
Comparable sale within subdivision support lower value.
Value for 2004 will be \$350,000. Owner will have no further appeal rights for the 2004 valuation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 15, 2004 at 8:30 a.m. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals (check if appropriate).

DATED this 19th day of January 2004



Petitioner(s) or Attorney




County Attorney for Respondent,
Board of Equalization

Address:
11380 W. 77th Dr.
Arvada, Colorado 80005

Telephone: 303-425-4379

Address
100 Jefferson County Pkwy
Golden, CO 80419

Telephone: 303-271-8600



County Assessor
Jack N. Blackstock
Address:
100 Jefferson County Pkwy
Golden, CO 80419-2500

Docket Number 42936
Schedule Number 077348

Telephone: 303-271-8600