

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>DAN COHAN,</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: Dan Cohan Address: 656 Canyon Point Circle Golden, Colorado 80403 Phone Number: 303-279-2955</p>	<p>Docket Number: 43076</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.: 417654

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	\$144,930.00
Improvements	<u>\$286,070.00</u>
Total	\$431,000.00

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 29th day of June, 2004.

This decision was put on the record

June 28, 2004

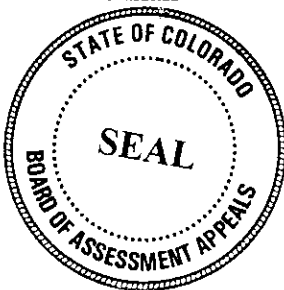
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

BOARD OF ASSESSMENT APPEALS

Karen E Hart
Karen E. Hart

Debra A. Baumbach
Debra A. Baumbach

Marian F. Brennan
Marian F. Brennan



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 43076
County Schedule Number: 417654

STIPULATION (As To Tax Year 2003 Actual Value)

Dan Cohan

Petitioner(s),

vs.

JEFFERSON COUNTY BOARD OF EQUALIZATION,
Respondent.

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BOARD OF ASSESSMENT APPEALS

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:
656 Canyon Point Cir
Golden, Colorado 80403

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>\$144,930</u>
Improvements	<u>\$292,500</u>
Total	<u>\$437,430</u>

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

Land	<u>\$144,930</u>
Improvements	<u>\$292,500</u>
Total	<u>\$437,430</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	\$144,930
Improvements	\$286,070
Total	\$ 431,000

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

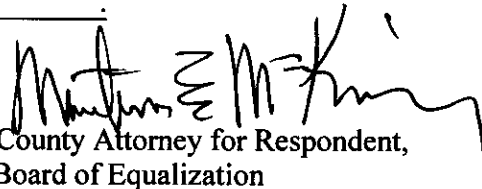
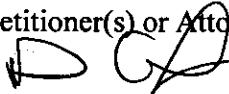
7. Brief narrative as to why the reduction was made:

Property purchased in time frame. Time adjusted sale price after consideration for personal property supports reduction in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 19, 2004 (date) at 8:30 am (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals (check if appropriate).

DATED this 21st day of June 2004

Petitioner(s) or Attorney



County Attorney for Respondent,
Board of Equalization

Address:

656 Canyon Point Cir
Golden, Co. 80403

Address

100 Jefferson County Pkwy
Golden, CO 80419-2500

Telephone: (303) 279-2955

Telephone: 303-271-8600



Deputy County Assessor

Louis D' Aurio

Address:

100 Jefferson County Pkwy
Golden, CO 80419-2500

Docket Number 43076

Schedule Number 417654

Telephone: 303-271-8600