

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>STEPHEN AND ROSE MARIE SZABO,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>JEFFERSON COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Stephen Szabo Address: 4735 Indiana Street Golden, CO 80403-1846 Phone Number: (303) 277-1368</p>	<p><b>Docket Number: 43083</b></p>
<p align="center"><b>ORDER ON STIPULATION</b></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.: 200844**

**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	\$ 96,280.00
Improvements	\$ <u>88,720.00</u>
Total	\$185,000.00

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.

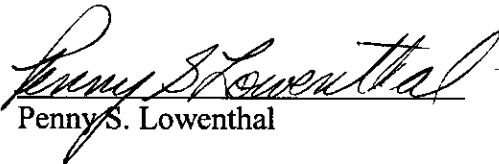
The Jefferson County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 22<sup>nd</sup> day of June, 2004.


This decision was put on the record


June 18, 2004

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

  
Penny S. Lowenthal

**BOARD OF ASSESSMENT APPEALS**

  
\_\_\_\_\_  
Karen E. Hart

  
\_\_\_\_\_  
Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 43083  
County Schedule Number: 200844

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**STIPULATION (As To Tax Year 2003 Actual Value)**  
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Stephen and Rose Marie Szabo

Petitioner(s),

vs.

JEFFERSON COUNTY BOARD OF EQUALIZATION,  
Respondent.  
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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:  
4735 Indiana Street  
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>96,280</u>
Improvements	\$ <u>152,600</u>
Total	\$ <u>248,880</u>

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

Land	\$ <u>96,280</u>
Improvements	\$ <u>112,220</u>
Total	\$ <u>208,500</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	\$ 96,280
Improvements	\$ 88,720
Total	\$185,000

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:

House is a Modular Home. Modulares are built differently than other homes and should not be valued with them. Sales of modulars are limited. The sales of modular homes used to value the property support a value reduction.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 23, 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 16<sup>th</sup> day of June 2004     .

Petitioner(s) or Attorney

*Stephen Spaliv*

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*M. E. McKee* #10262  
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*[Signature]*  
Deputy County Assessor

Address:

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Golden, CO 80419-2500

Docket Number 43083

Schedule Number 200844

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