

<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>HEATHER C GRAZEE &amp; STEPHEN L VAN OSTER,</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: Heather C. Grazee &amp; Stephen L. Van Oster Address: 8422 Mica Way Morrison, CO 80465 Phone Number: (303) 697-2101 E-Mail: eracingfan@aol.com</p>	<p><b>Docket Number: 43096</b></p>
<p><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.: 111121**

**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	\$102,260.00
Improvements	<u>\$288,740.00</u>
Total	\$391,000.00

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 29<sup>th</sup> day of January, 2004.

This decision was put on the record

January 28, 2004

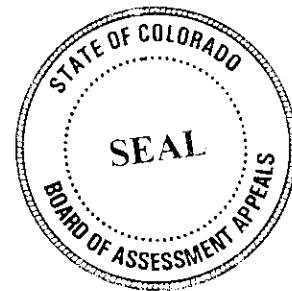
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Mary J. Helfer  
Mary J. Helfer

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart  
Karen E. Hart

Debra A Baumbach  
Debra A. Baumbach



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JEFFERSON COUNTY  
BOARD OF EQUALIZATION

BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 43096  
County Schedule Number: 111121

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**STIPULATION (As To Tax Year 2003 Actual Value)**  
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Stephen L. Van Oster  
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:  
8422 Mica Way  
Morrison, CO 80465

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>102,260</u>
Improvements	\$ <u>338,740</u>
Total	\$ <u>441,000</u>

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

Land	\$ <u>102,260</u>
Improvements	\$ <u>318,200</u>
Total	\$ <u>420,460</u>

BOARD OF ASSESSMENT APPEALS

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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>102,260</u>
Improvements	\$ <u>288,740</u>
Total	\$ <u>391,000</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:  
Corrected sq ftg and value of improvement.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on \_\_\_\_\_ (date) at \_\_\_\_\_ (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals X (check if appropriate).

DATED this 21st day of January, 04

Stephen L. Van Oster  
Petitioner(s) or Attorney

Ally W. Oyster  
County Attorney for Respondent,  
Board of Equalization

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Morrison, CO 80465  
Telephone: 303-697-2101

Address  
100 Jefferson County Pkwy  
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Telephone: 303-271-8600

Louis D'Aurio  
County Assessor

Address:  
100 Jefferson County Pkwy  
Golden, CO 80419-2500  
Telephone: 303-271-8600

Docket Number 43096  
Schedule Number 111121