

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: JAMES G. RANGEL, v. Respondent: JEFFERSON COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Larry J. Krieger Address: 7514 Elkhorn Mtn. Littleton, CO 80127 Phone Number: 303.229.4648	Docket Number: 43341
ORDER ON STIPULATION	

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.: 423098

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:	\$ 93,220.00
Improvements:	<u>\$248,780.00</u>
Total:	\$342,000.00

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 23rd day of April, 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

April 21, 2005

Karen E Hart
Karen E. Hart

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

Debra A. Baumbach
Debra A. Baumbach

Keela K. Steele
Keela K. Steele





BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 43341
County Schedule Number: 423098

STIPULATION (As To Tax Year 2003 Actual Value)

James G. Rangel
Elizabeth D. Rangel
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:
7046 W Arlington Drive
Littleton, Colorado 80123

2. The subject property is classified as residential property.

3. The County Assessor originally assigned the following actual value to the subject 's property for tax year 2003:

Land	\$ 93,220
Improvements	\$286,300
Total	<u>\$ 379,520</u>

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

Land	\$ 93,220
Improvements	\$271,780
Total	<u>\$ 365,000</u>

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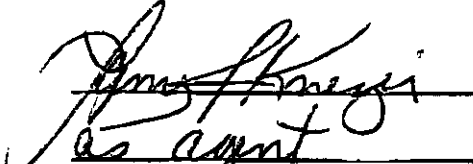
5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Land	\$ 93,220
Improvements	\$248,780
Total	\$ <u>342,000</u>

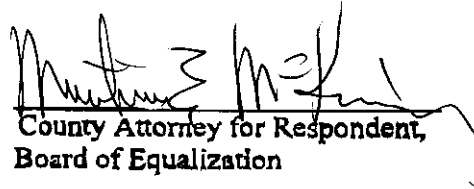
- 6. The valuation, as established above, shall be binding only with respect to tax year 2003.
- 7. Brief narrative as to why the reduction was made: After field check , property value was lowered based on other comparable sales in the immediate subdivision.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on May 10, 2005 (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 19th day of April, 2005



 Petitioner(s) or Attorney

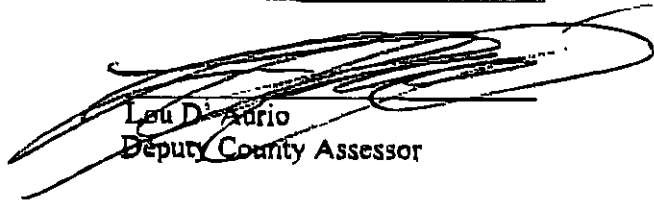


 County Attorney for Respondent,
 Board of Equalization

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 Lou D'Adrio
 Deputy County Assessor

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Docket Number 43341
 Schedule Number 423098

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