

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**JEANETTE C. CICIORA,**

v.

Respondent:

**DENVER COUNTY BOARD OF COMMISSIONERS.**

Attorney or Party Without Attorney for the Petitioner:

Docket Number: **43553**

Name: Jeannette C. Ciciora, c/o Susan DeSylvia  
Address: 42493 Pearson Ranch Loop  
Parker, CO 80138  
Phone Number: 303.840.2182

**AMENDMENT TO ORDER (On Stipulation)**

**THE BOARD OF ASSESSMENT APPEALS** issued an Order on Stipulation on the above-referenced appeal on May 20, 2005. Attached to this Amendment to Order is a copy of the fully executed stipulation.

In all other respects, the May 20, 2005 Order shall remain in full force and effect.

**DATED/MAILED** this 22<sup>nd</sup> day of June, 2005.

This amendment was put on the record

June 21, 2005

**BOARD OF ASSESSMENT APPEALS**

*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



3. The County Assessor originally assigned the following actual value on the subject property for tax year 2003.

Land	\$	341,400.00
Improvements	\$	<u>1,706,200.00</u>
Total	\$	2,047,600.00

4. After appeal to the Denver County Board of Commissioners, the Denver County Board of Commissioners valued the subject property as follows:

Land	\$	341,400.00
Improvements	\$	<u>1,596,900.00</u>
Total	\$	1,938,300.00

5. After further review and negotiation, the Petitioner and Denver County Board of Commissioners agree to the following actual value for the subject property for tax year 2003.

Land	\$	341,400.00
Improvements	\$	<u>1,331,100.00</u>
Total	\$	1,672,500.00

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

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

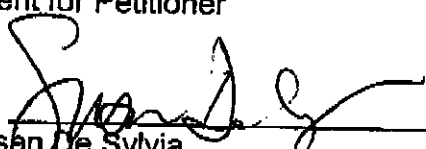
Consideration of additional sales appropriate to the subject property indicated a reduction in value was warranted.

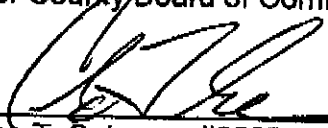
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 22, 2005 at 1:00 p.m. be vacated.

DATED this 17 day of May, 2005.

Agent for Petitioner

Denver County Board of Commissioners

By:   
 Susan De Sylvia  
 42493 Pearsm Ranch Loop  
 Parker, CO 80138

By:   
 Charles T. Solomon #26873  
 201 West Colfax Avenue, Dept. 1207  
 Denver, CO 80202  
 Telephone: 720-913-3275  
 Fax: 720-913-3180  
 Docket No: 43553

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: <b>JEANETTE C CICIORA,</b>  v. Respondent: <b>DENVER COUNTY BOARD OF COMMISSIONERS.</b>	
Attorney or Party Without Attorney for the Petitioner: Name: Jeanette C Ciciora C/O Susan De Sylvia Address: Parker, CO 80138 Phone Number: 303-840-2182	<b>Docket Number: 43553</b>
<b>ORDER ON STIPULATION</b>	

**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.: 06174-00-176-000**  
**Category: Abatement      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:

**Total Value:           \$1,672,500**

(Reference Attached Stipulation)

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

**DATED AND MAILED** this 20th day of May 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

May 19, 2005

*Karen E Hart*

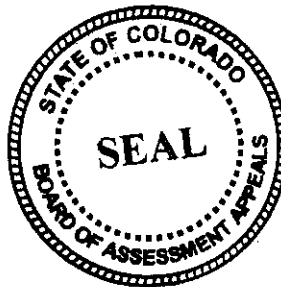
Karen E. Hart

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*Debra A. Baumbach*

Debra A. Baumbach

Keela Steele



<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:  43553  Schedule Number:  6174-00-176  RECEIVED MAY 19 AM 11:57 BOARD OF ASSESSMENT APPEALS
Petitioner:  <b>JEANETTE C CICIORA</b>  v.  Respondent:	
<b>DENVER COUNTY BOARD OF COMMISSIONERS</b> Attorneys for Denver County Board of Commissioners  Cole Finegan #16853 City Attorney  Charles T. Solomon #26873 Assistant City Attorney 201 West Colfax Avenue, Dept. 1207 Denver, Colorado 80202 Telephone: 720-913-3275 Facsimile: 720-913-3180	
<b>STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUE)</b>	

Petitioner, JEANETTE C CICIORA, and Respondent, DENVER COUNTY BOARD OF COMMISSIONERS, hereby enters 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.

The Petitioner(s) and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as:  
  
 825 South Quebec Street  
 Denver, Colorado
  
2. The subject property is classified as residential property.

3. The County Assessor originally assigned the following actual value on the subject property for tax year 2003.

Land	\$	341,400.00
Improvements	\$	<u>1,706,200.00</u>
Total	\$	2,047,600.00

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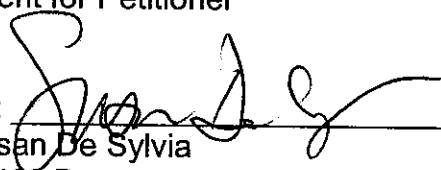
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Agent for Petitioner

Denver County Board of Commissioners

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