

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 44450</b>
Petitioner: <b>WINEMACK LLC,</b>  v.  Respondent: <b>JEFFERSON COUNTY BOARD OF EQUALIZATION.</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.: 056528**

**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:  

**Total Value:            \$205,000**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2004 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 27th day of October 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

October 26, 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 Steele*  
\_\_\_\_\_

Keela Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 44450  
County Schedule Number: 056528

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**STIPULATION (As To Tax Year 2004 Actual Value)**

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**WINEMACK LLC**  
Petitioner,

vs.

**JEFFERSON COUNTY BOARD OF EQUALIZATION,**  
Respondent.

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Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2004 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The property subject to this Stipulation is described as follows:

10325 W. 13<sup>th</sup> Pl.  
Lakewood. CO 80215

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 2004:

Land	\$ 62,210
Improvements	162,790
Total	\$ 225,000

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

Land	\$ 62,210
Improvements	162,790
Total	\$ 225,000

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JEFFERSON COUNTY BOARD OF EQUALIZATION

5. After further review and negotiation, Petitioner and Board of Equalization agree to the following tax year 2004 actual value for the subject property:

Land	\$ 62,210
Improvements	142,790
Total	\$ 205,000

6. The valuation, as established above, shall be binding only with respect to tax year 2004.

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

Neighborhood valuations of comparable properties support stipulated value.

8. Both parties acknowledge that the hearing before the Board of Assessment Appeals has not yet been scheduled.

DATED this 14th day of October, 2005.

BY: Lelia Carroll  
Lelia Carroll

TITLE: \_\_\_\_\_

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[Signature]  
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Board of Equalization

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