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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 44696 |
| Petitioner: JOEL CARUSO , v. Respondent: JEFFERSON COUNTY BOARD OF COMMISSIONERS. | |
| 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.: 084271

Category: Abatement Property Type: Residential

2. Petitioner is protesting the 02-04 actual value of the subject property.

3. The parties agreed that the 02-04 actual value of the subject property should be reduced to:

Total Value: \$798,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 02-04 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 31st day of July 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

July 28, 2006

Karen E Hart

Karen E. Hart

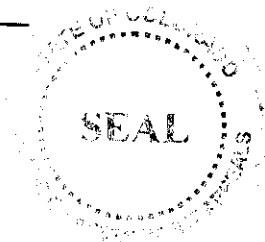
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Keela Steele

Keela Steele



Colorado Board of Assessment Appeals
BOCC ABATEMENT APPEAL
STIPULATION

Docket Number: 44696

JOEL CARUSO

Petitioner,

vs.

Jefferson County Board of Commissioners

Respondent.

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number: **084271**
2. This Stipulation pertains to the year(s): 2003 2004
3. The parties agree that the 2003 and 2004 actual values of the subject property shall be Stipulated Values below:

| BOCC Value | Stipulated Values | |
|------------|-------------------|----------------------------|
| 330000 | <u>274000</u> | Total actual value, with |
| 194770 | <u>194770</u> | allocated to land; and |
| 135230 | <u>79230</u> | allocated to improvements. |

4. If the Petitioner(s) were to add improvements or add to an existing improvement, then the Assessor's Office may increase the valuation to reflect that new addition. Petitioner(s) would have all available remedies to dispute the additional assessment for the new or augmented improvements. Should an improvement be destroyed, then the Assessor's Office would make a downward adjustment in valuation to reflect the damage to or destruction of that improvement.
5. Petitioner(s) agrees to allow access to the improvements for the purposes of measuring or to obtain building condition information during normal business hours.
6. If the total amount of taxes to be refunded to the Petitioner hereunder is in excess of one thousand dollars and the property tax administrator has not yet approved such refund in accordance with 39-2-116 C.R.S., then this Stipulation shall be subject to such approval and shall only become binding upon the parties to this Stipulation as of the time of such approval.
7. This valuation is for purposes of settlement only and does not reflect an appraised value.
8. Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of schedule number: **084271** for the assessment year(s) covered by this Stipulation.

Petitioner (s)

By: Joel Caruso

Title: owner

Phone: _____

Date: 7-27-06

Jefferson County Board of Commissioners

By: Matthew E. McKinley

Title: Assistant County Attorney

Phone: (203) 271-8900

Date: July 27, 2006

100 Jefferson County Parkway
Golden, CO 80419

Colorado Board of Assessment Appeals
BOCC ABATEMENT APPEAL
STIPULATION

Docket Number: 44696

JOEL CARUSO

Petitioner,

vs.

Jefferson County Board of Commissioners

Respondent.

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number: **084271**
2. This Stipulation pertains to the year(s): 2002
3. The parties agree that the 2002 actual values of the subject property shall be Stipulated Values below:

| BOCC Value | Stipulated Values | |
|------------|-------------------|--|
| 304000 | 250000 | Total actual value, with allocated to land; and allocated to improvements. |
| 156800 | 156800 | |
| 147200 | 93200 | |

4. If the Petitioner(s) were to add improvements or add to an existing improvement, then the Assessor's Office may increase the valuation to reflect that new addition. Petitioner(s) would have all available remedies to dispute the additional assessment for the new or augmented improvements. Should an improvement be destroyed, then the Assessor's Office would make a downward adjustment in valuation to reflect the damage to or destruction of that improvement.
5. Petitioner(s) agrees to allow access to the improvements for the purposes of measuring or to obtain building condition information during normal business hours.
6. If the total amount of taxes to be refunded to the Petitioner hereunder is in excess of one thousand dollars and the property tax administrator has not yet approved such refund in accordance with 39-2-116 C.R.S., then this Stipulation shall be subject to such approval and shall only become binding upon the parties to this Stipulation as of the time of such approval.
7. This valuation is for purposes of settlement only and does not reflect an appraised value.
8. Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of schedule number: **084271** for the assessment year(s) covered by this Stipulation.

Petitioner (s)

By: Joel Caruso

Title: Owner

Phone: _____

Date: 7-27-06

Jefferson County Board of Commissioners

By: Matthew E. McAnis

Title: Assistant County Attorney

Phone: (303) 271-8900

Date: July 27, 2006

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Golden, CO 80419