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| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203             | <b>Docket Number: 46044</b> |
| Petitioner:<br><b>MARIEA PROPERTIES, LLC,</b><br><br>v.<br><br>Respondent:<br><b>JEFFERSON COUNTY BOARD OF<br/>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.: 085946**

**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:  

**Total Value:            \$229,670**

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

**ORDER:**

Respondent is ordered to reduce the 2005 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 14th day of December 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

December 13, 2005

*Karen E Hart*

Karen E. Hart

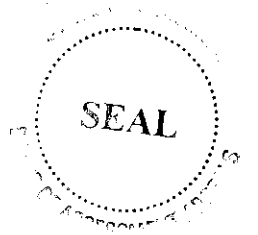
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

Debra A. Baumbach

*Keela Steele*

Keela Steele



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

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DEC 12 2005

Docket Number: 46044  
County Schedule Number: 085946

JEFFERSON COUNTY  
BOARD OF EQUALIZATION

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**STIPULATION (As To Tax Year 2005 Actual Value)**  
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**MARIEA PROPERTIES, LLC**  
Petitioner,

vs.

**JEFFERSON COUNTY BOARD OF EQUALIZATION,**  
Respondent.  
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STATE OF COLORADO  
BD OF ASSESSMENT APPEALS  
2005 DEC 13 PM 12:44

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2005 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:  
A duplex residence located at  
7245 W. 13<sup>th</sup> Ave.  
Lakewood, CO 80214

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 2005:

|              |           |
|--------------|-----------|
| Land         | \$ 92,070 |
| Improvements | \$183,900 |
| Total        | \$275,970 |

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

|              |           |
|--------------|-----------|
| Land         | \$ 92,070 |
| Improvements | \$183,900 |
| Total        | \$275,970 |

5. After further review and negotiation, Petitioner and Board of Equalization agree to the following tax year 2005 actual value for the subject property:

|              |           |
|--------------|-----------|
| Land         | \$ 92,070 |
| Improvements | \$137,600 |
| Total        | \$229,670 |

6. The valuation, as established above, shall be binding only with respect to tax year 2005.

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

Correction of the amount of living area indicates a lower valuation.

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

DATED this 5th day of December, 2005

Marica Properties  
Marica Properties, LLC  
Larsen Marica  
by  
Owner  
Title

Address: 60 S. Dover St.  
Lakewood, CO 80226

Telephone: 303-232-0873  
07 720-406-7271

[Signature]  
County Attorney for Respondent,   
Board of Equalization

Address: 100 Jefferson County Pkwy  
Golden, CO 80419

[Signature]  
Louis D'Aurio, Deputy Assessor

Address: 100 Jefferson County Pkwy  
Golden, CO 80419-2500

Telephone: 303-271-8639

Schedule Number: 085946