

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 60470</b>
Petitioner: <b>JAHANSHAD GANDOMCAR,</b>  v.  Respondent: <b>HUERFANO 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.: 23235**

**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:  

**Total Value:            \$197,527**

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

**ORDER:**

Respondent is ordered to reduce the 2011 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 6th day of August 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

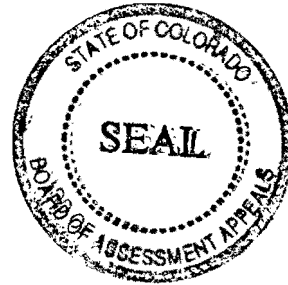
\_\_\_\_\_  
Diane M. DeVries

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

\_\_\_\_\_  
Cara McKeller



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 60470  
Single County Schedule Number: 23235

STIPULATION (As to Tax Year 2011 Actual Value)

Petitioner, Jahanshad Gandomcar,

vs.

HUERFANO COUNTY BOARD OF EQUALIZATION, Respondent.

2012 AUG -2 PM 4:35

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2011 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:

Residential

2. The subject property is classified as residential (what type of property).
3. The County Assessor originally assigned the following actual value to the subject property for tax year 2011:

Land:	\$ 20,000.00
Improvements:	\$213,345.00
Total	\$233,345.00

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

Land:	\$ 20,000.00
Improvements:	\$213,345.00
Total:	\$233,345.00

5. After further review and negotiation. Petitioner(s) and County Board of Equalization agree to the following tax year 2011 actual value for the subject property:

Land:	\$ 20,000.00
Improvement:	\$177,527.00
Total	\$197,527.00

6. The valuation, as established above, shall be binding only with respect to tax year 2011.

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

The Assessor's office has reevaluated their position and so advised the BOA.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 30, 2012 at 8:30 a.m. be vacated.

9. The Board of Assessment Appeals will enter the appropriate orders concerning rebate based on this Stipulation as if the same were supported by evidence on the record.

DATED this July day of 26, 2012



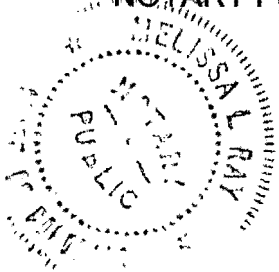
JAHANSHAD GANDOMCAR, Petitioner  
101 Welton Ave.  
Walsenburg, CO 81089

STATE OF Colorado )  
COUNTY OF Huerfano ) ss.

The forgoing instrument was acknowledged before me this 26<sup>th</sup> day of July, 2012, by JAHANSHAD GANDOMCAR.

My Commission Expires: 2/27/2015  
My Business Address: 517 Main, Walsenburg CO 81089

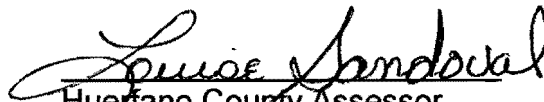
Melissa L Ray  
NOTARY PUBLIC



DATED this 31 day of July, 2012



County Attorney for Respondent  
Board of Equalization  
Garrett Sheldon, Esq.  
517 Main Street  
Walsenburg, CO 81089  
(719) 738-3535



Huerfano County Assessor  
401 Main Street, Suite 205  
Walsenburg, CO 81089  
(719) 738-1191

Docket Number 60470