

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 63044
Petitioner: JOHN C. & ANNA M. NICHOLAS , v. Respondent: JEFFERSON COUNTY BOARD OF EQUALIZATION.	
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.: 045631

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value: \$231,306

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

ORDER:

Respondent is ordered to reduce the 2013 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 23rd day of December 2013.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

Debra A. Baumbach

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

Cara McKeller

Cara McKeller



STATE OF COLORADO
BO. OF ASSESSMENT APPEALS
2013 DEC 19 AM 11:07

Colorado Board of Assessment Appeals
CBOE APPEAL
STIPULATION


Docket Number: 63044
John C. & Anna M. Nicholas
Petitioner,
vs.
Jefferson County Board of Equalization
Respondent.

BOTH PARTIES stipulate and agree as follows:

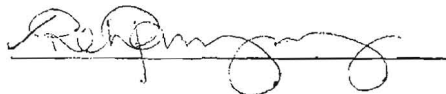
1. The subject property is described by the following Jefferson County Property Schedule Number: 045631
2. This Stipulation pertains to the year(s): 2013
3. The parties agree that the 2013 actual values of the subject property shall be Stipulated Values below:

CBOE Value	Stipulated Values	
\$257,520	\$231,306	Total actual value, with allocated to land; and allocated to improvements.
\$49,320	\$49,320	
\$208,200	\$181,986	

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. This valuation is for purposes of settlement only and does not reflect an appraised value.
7. Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of schedule number: 045631 for the assessment years(s) covered by this Stipulation.

Petitioner (s)

John C. Nicholas

Title: Owner
Phone: 303-838-4128
Date: 12-13-13

Jefferson County Board of Equalization
By: 

Title: Assistant County Attorney
Phone: 303-271-8918
Date: 12/17/2013

100 Jefferson County Parkway
Golden, CO 80419