

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: FRANK TETI & GARY GREEN, v. Respondent: ADAMS COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Ronald C. Sandstrom F & S Tax Consultants Address: 11540 W. 69 th Way Arvada, CO 80004 Phone Number: 303.424.0683	Docket Number: 37885
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.: 1721-19-0-00-033

Category: Refund / Abatement Property Type: Mixed Use
2. Petitioner is protesting the 1997 actual value of the subject property.

3. The parties agreed that the 1997 actual value of the subject property should be reduced to:

Land:	\$ 33,500.00
Improvements:	<u>\$125,940.00</u>
Total:	\$159,440.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 1997 actual value of the subject property, as set forth above.

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

DATED/MAILED this 3rd day of November, 2004.

This decision was put on the record

November 2, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

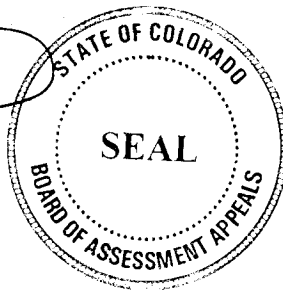
Karen E. Hart

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 K. Steele
Keela K. Steele



BOARD OF ASSESSMENT APPEALS, State of Colorado 1313 Sherman Street, Room 315 Denver, CO 80203	<p style="text-align: center;">▲ COURT USE ONLY ▲</p> <hr/> Docket Number: <u>37885</u> County Schedule Number: <u>172119000033</u>
Petitioner: FRANK TETI & GARY GREEN	
Respondent: ADAMS COUNTY BOARD OF EQUALIZATION. JAMES D. ROBINSON, #5899 ADAMS COUNTY ATTORNEY Jennifer Wascak Leslie, #29457 Assistant County Attorney 450 South 4 th Avenue Brighton, CO 80601 Telephone: 303-654-6116 Fax: 303-654-6114	
STIPULATION (As to Tax Year 1997 Actual Value)	

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 1997 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:

- The property subject to this Stipulation is described as:

1721-19-0-00-033

DOCKET #37885 FRANK TETI AND GARY GREEN 5591 E. 88TH AVE

- The subject property is classified as OTHER AGRICULTURAL COMMERCIAL / RESIDENTIAL property.

- The County Assessor originally assigned the following actual value to the subject property for tax year 1997:

Land	\$ 57,000
Improvements	\$248,600
Total	\$305,600

RECEIVED
 04 NOV -2 AM 11:54
 BOARD OF ASSESSMENT APPEALS

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

Land	\$ 57,000
Improvements	\$248,600
Total	\$305,600

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following actual value for tax year 1997 for the subject property:

Land	\$ 33,500
Improvements	\$125,940
Total	\$159,440

6. The valuation, as established above, shall be binding only with respect to tax year 1997___.

7. Brief narrative as to why the reduction was made: Reduction to market value. ADJUSTMENT TO CHARACTERISTICS

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on NOVEMBER 15, 2004 AT 1:00 p.m. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals _____ (check if appropriate).

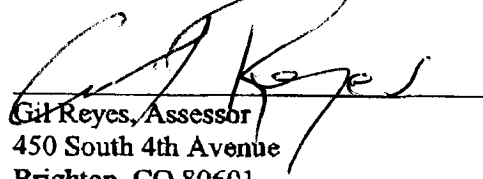
DATED this 29th day of OCTOBER, 2004.



Ronald C. Sandstrom
F & S Tax Consultants
11540 W. 69th Way
Arvada, CO 80004
303-424-0683



Jennifer Wascak Leslie #29457
Assistant County Attorney for Respondent
450 South 4th Avenue
Brighton, CO 80601
Telephone: 303-654-6116



Gil Reyes, Assessor
450 South 4th Avenue
Brighton, CO 80601
Telephone: 303-654-6038

DOCKET # 37885