

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>ROBERT G. AND SUSAN P. ZABA,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>TELLER COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Robert G. and Susan P. Zaba Address: P.O. Box 268 Florissant, CO 80816 Phone Number: (719) 748-3126 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 39387</b></p>
<p><b>ORDER ON STIPULATION</b></p>	

**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.: M0027653**  
**Category: Valuation**                      **Property Type: Residential**

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$ 0.00
Improvements	<u>\$99,770.00</u>
Total	\$99,770.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

The Teller County Assessor is directed to change his records accordingly.

**DATED/MAILED** this 17<sup>th</sup> day of August, 2002.

This decision was put on the record

August 16, 2002

**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

Penny S. Bunnell  
Penny S. Bunnell

Docket Number: 39387



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO**

Docket Number: 39387

Single County Schedule Number: M0027653/3793.030000760

STIPULATION (As to Tax Year 2001 Actual Value)

ROBERT G. & SUSAN P. ZABA

Petitioner,

vs.

TELLER COUNTY BOARD OF EQUALIZATION,

Respondent.

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

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Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2001 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:  
3793.030000760;LOC: L31 INDIAN CREEK 12 LIBERTY 1996  
27 X 66

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 2001:

Land	\$	_____	.00
Improvements	\$	91,603	.00
Total	\$	91,603	.00

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

Land	\$	_____	.00
Improvements	\$	110,258	.00
Total	\$	110,258	.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2001 actual value for the subject property:

Land	\$	_____	.00
Improvements	\$	<u>99,770</u>	.00
Total	\$	<u>99,770</u>	.00

6. The valuation, as established above, shall be binding only with respect to tax year 2001.

7. Brief narrative as to why the reduction was made:  
Quality was overstated and direct market comparables showed value should be less for 2001.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 4, 2002 (date) at 09:30 AM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 14th day of August, 2002.

Susan P. Zaba  
Petitioner(s) or Agent or Attorney  
Robert G. Zaba

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County Assessor

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Docket Number 39387