BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203		_	
Petitioner:			
MIKE AND SYLVIA HANAGAN,			
v.			
Respondent:			
JEFFERSON EQUALIZAT			
Attorney or Party	Without Attorney for the Petitioner:	Docket Number: 39856	
Name:	Mike Hanagan		
Address:	1525 Tamarac Dr.		
	Golden, CO 80401		
Phone Number:	(303) 526-1422		
E-mail:			
Attorney Registra	tion No.:		
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.: 150276Category: ValuationProperty 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	\$185,000.00
Improvements	<u>\$250,000.00</u>
Total	\$435,000.00

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 Jefferson County Assessor is directed to change his records accordingly.

DATED/MAILED this 21st day of February, 2002.

This decision was put on the record

February 20, 2002

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

Penny S. Bunnell

BOARD OF ASSESSMENT APPEALS

Karen E. Hart

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Debra A. Baumbach

Docket Number 39856



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO

3/29

Docket Number: 39856 County Schedule Number : 150276

STIPULATION (As To Tax Year 2001 Actual Value)

Petitioner(s), Mike & Sylvia Hanagan vs. JEFFERSON COUNTY BOARD OF EQUALIZATION, Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year <u>2001</u> 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 follows: <u>1525 Tamarac Drive</u> <u>Golden, Co 80401</u>

2. The subject property is classified as residential property (what type).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2001:

Land	\$ <u>185,000</u>
Improvements	<u>\$281,100</u>
Total	\$ <u>466,100</u>

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

Land	\$ <u>185,000</u>
Improvements	\$ <u>281,100</u>
Total	\$ <u>466,100</u>

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

Land	\$ <u>185,000</u>
Improvements	\$250,000_
Total	\$ <u>435,000</u>

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: <u>After further review and research, best comps used support value reduction.Comps used are in subject</u> <u>own sub.These reflect sales of similar properties in the mid to high 400's.</u>

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on <u>March29</u> (date) at <u>10:30AM</u> (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

DATED this <u>6th</u> day of <u>I</u>	February .
Sima Homage	K Valo Calla
Petitioner(s) or Attorney	County Attorney for Respondent, Board of Equalization
Address:	
<u>_1525 Tamarac Drive</u> <u>Golden,Co 80401</u>	Address <u>100 Jefferson County Pkwy</u> Golden, CO 80419
Telephone: <u>303-526-1422</u>	
Telephone. <u>505-520-1422</u>	Telephone: <u>303-271-8600</u>
	County Assessor
	Address:
	100 Jefferson County Pkwy Golden, CO 80419-2500
Docket Number <u>39856</u> Schedule Number <u>150276</u>	Telephone: <u>303-271-8600</u>

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