

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>KENNETH A. & JOAN M LEDERHOS,</p> <p>v.</p> <p>Respondent:</p> <p>MONTROSE COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Kenneth A & Joan M Lederhos Address: 3843 Mt. Hayden Drive Montrose, CO 81401 Phone Number: (970) 240-3909</p>	<p>Docket Number: 41434</p>
<p>ORDER ON STIPULATION</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.: R0015330

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land	\$ 46,800.00
Improvements	<u>\$207,070.00</u>
Total	\$253,870.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

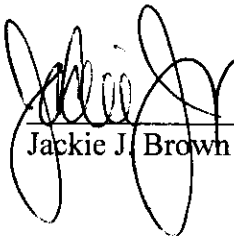
The Montrose County Assessor is directed to change his/her records accordingly.

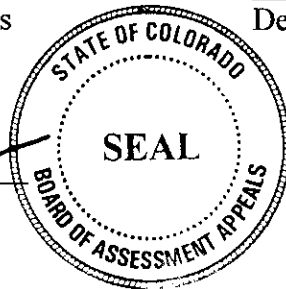
DATED/MAILED this 19th day of March, 2004.

This decision was put on the record

March 18, 2004

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


Jackie J. Brown



BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 41434

Single County Schedule Number: 20015330

STIPULATION (As to Tax Year 2003 Actual Value)

KENNETH A. & JOAN M. LEDERHOS

Petitioner,

vs.

MONTROSE COUNTY BOARD OF EQUALIZATION,

Respondent.

RECEIVED
MARCH 18 2004
STIPULATION

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2003 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:

3843 MT. HAYDEN DRIVE
MONTROSE CO 81401

2. The subject property is classified as RESIDENTIAL SER (what type of property).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003:

Land	\$	<u>46,800</u>	.00
Improvements	\$	<u>217,070</u>	.00
Total	\$	<u>263,870</u>	.00

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

Land	\$	<u>46,800</u>	.00
Improvements	\$	<u>217,070</u>	.00
Total	\$	<u>263,870</u>	.00

5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2003 actual value for the subject property:

Land	\$ <u>46,800</u>	.00
Improvements	\$ <u>207,070</u>	.00
Total	\$ <u>253,870</u>	.00

6. The valuation, as established above, shall be binding only with respect to tax year 2003.

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

Per Stipulation, petitioner would WITHDRAW 2002 BAA and
Accept our value. For 2003 & 2004 TAX year we would reduce
the Actual Value of the property By \$10,000.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 4/8/2004 (date) at 10:30am (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 15 day of MARCH, 2004.

Kenneth A. Ledwith
Petitioner(s) or Agent or Attorney

James R. [Signature]
County Attorney for Respondent,
Board of Equalization

Address:

Address:
161 S. Townsend Ave
Montrose, CO. 81401

Telephone: _____

Telephone: 970-249-9424

Theresa Pacus
County Assessor

Address:
P.O. Box 1186
Montrose CO 81402
Telephone: 970-249-3753

Docket Number 41434