

<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>JINEEN MCWHERTER D/B/A TEETERING ROCK RANCH,</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: Jineen Mc Wherter Address: 4478 US Highway 24 Florissant, CO 80816 Phone Number: (719) 748-4745</p>	<p><b>Docket Number: 41875</b></p>
<p align="center"><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.: R0014492+R0014497**

**Category: Valuation                      Property Type: Agricultural**
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:

See Attached Stipulation

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

**DATED/MAILED** this 27<sup>th</sup> day of March, 2004.

This decision was put on the record

March 26, 2004

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

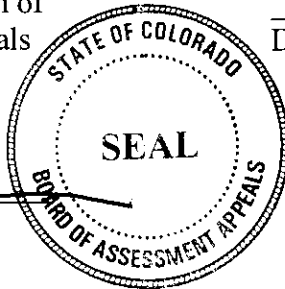
Karen E. Hart

*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

*Jackie J. Brown*  
Jackie J. Brown



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number 41875  
County Schedule Numbers: R0014492 & R0014497

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**STIPULATION (AS TO TAX YEAR 2003 ACTUAL VALUE)**  
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McWherter, Jack & Jineen d/b/a Teetering Rock Ranch

Petitioner(s),

vs.

**TELLER COUNTY BOARD OF EQUALIZATION,**

Respondent.  
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Petitioner(s) and Respondent, hereby enter into this Stipulation regarding the tax year 2003 classification and valuation of the subject properties, and ask that the Board of Assessment Appeals 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:

Tract 1 Billips & Barnes Unplatted (Pt 6-13-70) and  
Tract 2 Billips & Barnes Unplatted (Pt 6-13-70).

2. The subject properties are hereby classified as Aricultural

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

Property Value Tract 1	\$ <u>86,747</u>
Property Value Tract 2	\$ <u>67,440</u>

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

Property Value Tract 1	\$ <u>86,747</u>
Property Value Tract 2	\$ <u>67,440</u>

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BOARD OF ASSESSMENT APPEALS

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

Property Value Tract 1	\$ <u>698</u>
Property Value Tract 2	\$ <u>180</u>

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

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

Documentation was furnished by taxpayer on <sup>3/15</sup>4/15/2004 to establish livestock (lamas) grazing commencing on or about 1/1/2001.

8. Both parties agree that the hearing not yet scheduled before the Board of Assessment Appeals be vacated.

*Miss P. Whelan*  
Petitioner(s) or Agent

*3/23/04*  
Date

Address:  
4478 U.S. Highway 24  
Florissant, CO 80906

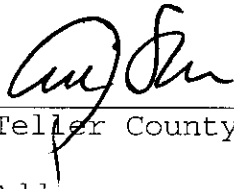
Telephone: 719-748-0306

*[Signature]*  
County Attorney for Respondent,  
Board of Equalization

*3/24/05*  
Date

Address:  
PO Box 959  
Cripple Creek, CO 80813

Telephone: 719-689-2988



Teller County Assessor

3-22-04

Date

Address:

Box 1008

Cripple Creek, CO 80813

Telephone: 719-689-2941

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