

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: JOHN ALBERT MINSHALL, v. Respondent: JEFFERSON COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Greg Evans Bridge & Associates Address: 390 Union Blvd., Ste. 330 Lakewood, CO 80228-1556 Phone Number: (303) 237-6997	Docket Number: 42897
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.: 109854

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:	\$ 287,800.00
Improvements:	<u>\$1,151,200.00</u>
Total:	\$1,439,000.00

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.

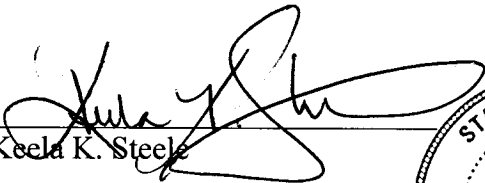
The Jefferson County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 8th day of October, 2004.


This decision was put on the record

October 7, 2004


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


Keela K. Steele

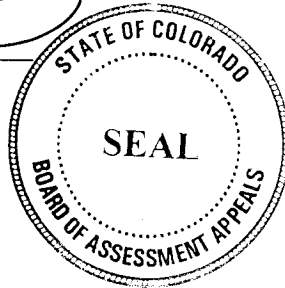
BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 42897
County Schedule Number: 109854

STIPULATION (As To Tax Year Actual Value)

Minshall, John Albert
Petitioner,

vs.

Jefferson County Board of Equalization,
Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 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 follows:
Minshall, John Albert
2655 Depew St.
Edgewater, CO 80214
- The subject property is classified as residential property.
- The County Assessor originally assigned the following actual value to the subject property for tax year 2003 :

Land	<u>\$306,400</u>
Improvement	<u>\$1,225,800</u>
Total	<u>\$1,532,200</u>

- After a timely appeal to the Board of Equalization, the Board of Equalization valued the property as follows:

Land	<u>\$306,400</u>
Improvement	<u>\$1,225,800</u>
Total	<u>\$1,532,200</u>

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

Land	\$287,800
Improvement	\$1,151,200
Total	\$1,439,000

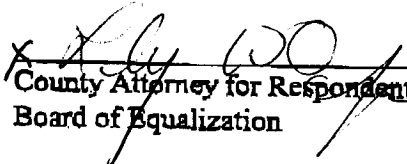
6. The valuation, as established above, shall be binding only with respect to tax year 2003.

7. Brief narrative as to why the reduction was made:
Value adjusted based on sales of comparable properties.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 11/05/2004 (date) at 9:45am (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals _____ (check if appropriate).

DATED this 5th day of October, 04.

Minshall, John Albert
Petitioner(s) or Attorney

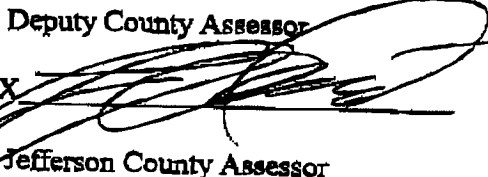
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County Attorney for Respondent,
Board of Equalization

Address:
Minshall, John Albert
2655 Depew St.
Edgewater, CO 80214

Address:
100 Jefferson County Parkway
Golden, Colorado 80419

Telephone: 303-573-7000
Fax: 303-573-7050

Signature of Petitioner(s) or Attorney

Deputy County Assessor
X 
Jefferson County Assessor

Docket Number 42897
Schedule Number 109854

Address:
100 Jefferson County Parkway
Golden, Colorado 80419-2500

Telephone: 303-271-8665