

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>MICHAEL B. WASHENIK,</p> <p>v.</p> <p>Respondent:</p> <p>JEFFERSON COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Kenneth Wall Elite Property Services, Inc.</p> <p>Address: 6000 East Evans Ave., Ste. I-426 Denver, CO 80222</p> <p>Phone Number: 303.355.5871</p>	<p>Docket Number: 42997</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.: 412198

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:	\$107,030.00
Improvements:	<u>\$432,970.00</u>
Total:	\$540,000.00

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 4th day of October, 2004.

This decision was put on the record

September 30, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

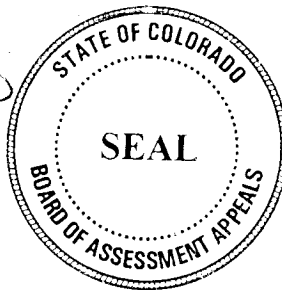
Karen E. Hart

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

Keela K. Steele



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 42997
County Schedule Number: 412198

STIPULATION (As To Tax Year 2003 Actual Value)

Michael B. Washenik
Petitioner(s),

vs.

JEFFERSON COUNTY BOARD OF EQUALIZATION,
Respondent.

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 follows:
16828 W. 69th Cir.
Arvada, CO. 80007-7673

2. The subject property is classified as residential property.

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

Land	\$ 107,030
Improvements	\$ 471,500
Total	\$578,530

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

Land	\$107,030
Improvements	\$ 471,500
Total	\$578,530

RECEIVED
SEP 30 PM 1:36
STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

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	\$ 107,030
Improvements	\$ 432,970
Total	\$ 540,000

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: After further review of neighborhood sales , sales support a reduction in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 21, 2004 (date) at 8:30 am (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals ____ (check if appropriate).

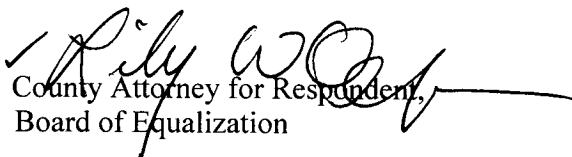
DATED this 20th day of September 2004.



Petitioner(s) or Agent
Mike Callahan @ Elite Property Services

Address:
6000 E. Evans Ave. Ste. 1-426
Denver, CO. 80222

Telephone: 303-355-5871

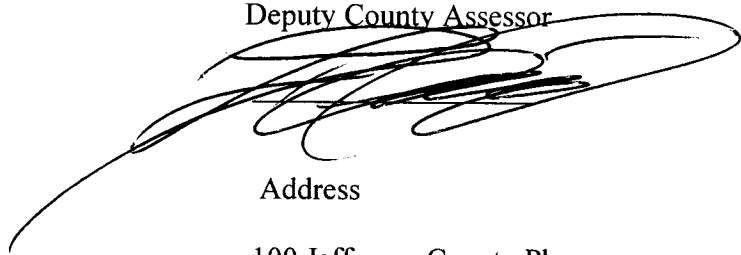


County Attorney for Respondent,
Board of Equalization

Address
100 Jefferson County Pkwy
Golden, CO 80419

Telephone: 303-271-8600

Louis D'Aurio
Deputy County Assessor



Address
100 Jefferson County Pkwy
Golden, CO 80419-2500

Docket Number 42997
Schedule Number 412198

Telephone: 303-271-8600