

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: WILLIAM J. AND AMANDA J. CRONIN, v. Respondent: BOULDER COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: David J. Fesser, Esq. Address: 516 Maxwell Avenue Boulder, CO 80304 Phone Number: (303) 823.5188	Docket Number: 43066
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.: R0050878-01

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:	\$135,500.00
Improvements:	<u>\$319,500.00</u>
Total:	\$455,000.00

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

DATED/MAILED this 4th day of December, 2004.

This decision was put on the record

December 3, 2004

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

BOARD OF ASSESSMENT APPEALS

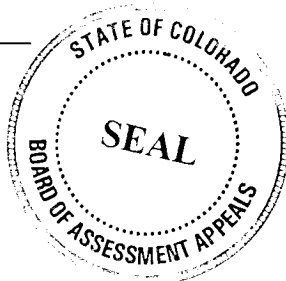
Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach

Keela K. Steele
Keela K. Steele



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER(s):

County Account Numbers:

STIPULATION (As To Tax Year 2003 Actual Value)

PAGE 1 OF 2

Petitioner(s), CRONIN WILLIAM J & AMANDA J

vs.

BOULDER 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:
TR 5802 E 1/2 E 1/2 SE 1/4 NE 1/4 13-3N-71 1.93 ACS M/L PER DEED 872216-17 08/24/87 BCR
19372 N ST VRAIN DR
Assessor Tax I.D. R0050878

- 2. The subject property is classified as residential.

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

Land	\$ 135,500
Improvements	\$ 465,000
Total	\$ 600,500

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

Land	\$ 135,500
Improvements	\$ 344,500
Total	\$ 480,000

- 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	\$ 135,500
Improvements	\$ 319,500
Total	\$ 455,000

RECEIVED
04 DEC -3 PM:45
BOULDER COUNTY ASSESSOR APPEALS

Petitioner's Initials _____

Date 11/30/04

Docket Number:

County Schedule Numbers:

STIPULATION (As To Tax Year 2003 Actual Value)

- 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: The County Board of Equalization reviewed the petitioner's evidence of equity within the subject neighborhood. This issue was not addressed at the County Board hearing as the petitioner did not attend that hearing. Equity is not an issue which may be addressed at the Board of Assessment Appeals. In the interest of fairness and equity the County Board *has adjusted the subject property.*
- 8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on December 2nd, 2004 at 8:00 a.m. be vacated.
- 9. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.
- 10. This Agreement does not prohibit the Assessor from increasing or decreasing the value for the 2004 tax year due to unusual conditions. Unusual conditions are referenced in 39-1-104(11) (b) (I), Colorado Revised Statutes, and include installation of an on-site improvement, the ending of the economic life of an improvement with only salvage value remaining, the addition to or remodeling of a structure, a change of use of the land, creation of a condominium ownership, or any new regulations restricting or increasing the use of the land or a combination thereof.

DATED this 30th day of NOVEMBER, 2004.

Petitioner(s) or Attorney DAVID J. PEESER

Address:
3705 BIRCHWOOD DR #7
BOULDER CO 80304

Telephone:
303-520-7766

Michael Koertje
MICHAEL KOERTJE #21921
Assistant County Attorney
P. O. Box 471
Boulder, CO 80306-0471
Telephone (303) 441-3190

CINDY DOMENICO
Boulder County Assessor
By: Samuel M. Forsyth
SAMUEL M. FORSYTH
Chief Deputy Assessor
P. O. Box 471
Boulder, CO 80306-0471
Telephone: (303) 441-4844