

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>KENNETH A. and STACIA J. NIERMAN,</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 A. and Stacia J. Nierman Address: 13545 W. 67th Place Arvada, CO 80004 Phone Number: 303.431.2521</p>	<p>Docket Number: 43092</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.: 426561

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:	\$ 113,800.00
Improvements:	<u>\$ 306,200.00</u>
Total:	\$ 420,000.00

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 6th day of August, 2004.

This decision was put on the record

August 4, 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

08/02/04 MON 05:18 FAX

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 43092
County Schedule Number: 426561

STIPULATION (As To Tax Year 2003 Actual Value)

Nierman, Kenneth A & Stacia J
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:
13545 W 67th Pl. Arvada, Colorado 80403

2. The subject property is classified as residential.

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

Land	\$ <u>113,800</u>
Improvements	\$ <u>404,700</u>
Total	\$ <u>518,500</u>

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

Land	\$ <u>113,800</u>
Improvements	\$ <u>404,700</u>
Total	\$ <u>518,500</u>

RECEIVED
04 AUG -5 AM 7:40
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	\$ <u>113,800</u>
Improvements	\$ <u>306,200</u>
Total	\$ <u>420,000</u>

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:

This home was compared to homes of better quality for valuation. By using the subject's sale and time adjusted sales of two other homes in same subdivision of similar quality a reduction was warranted.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on August 13, 2004 (date) at 9:30 am (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals (check if appropriate).

DATED this 2nd day of August 2, 2004

[Signature]
Petitioner(s) or Attorney

[Signature]
County Attorney for Respondent,
Board of Equalization

Address:
13545 W. 67 PL
RR UNDA CO 80004

Address 100 Jefferson County Pkwy
Golden, CO 80419

Telephone: 303.431.2521
720.334.7115

Telephone: 303-271-8600

[Signature]
Jack Blackstock
Residential Supervisor

Address:
100 Jefferson County Pkwy
Golden, CO 80419-2500

Docket Number 43092
Schedule Number 426561

Telephone: 303-271-8600