

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>GARRETT GIANN,</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: Garrett Giann Address: 2900 E. Cedar Avenue Denver, CO 80209 Phone Number: 303.277.2717</p>	<p>Docket Number: 43236</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.: 061725

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:	\$ 74,350.00
Improvements:	\$ 54,650.00
Total:	\$ 129,000.00

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 29th day of September, 2004.

This decision was put on the record

September 28, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

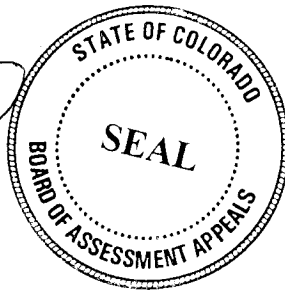
Karen E. Hart

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
Keela K. Steele



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 43236
County Schedule Number: 061725

STIPULATION (As To Tax Year 2003 Actual Value)

Garrett Gianni

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:
460 S Lamar Street
Lakewood, Colorado 80226

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	\$ 74,350
Improvements	\$ 87,800
Total	<u>\$162,150</u>

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

Land	\$ 74,350
Improvements	\$ 87,800
Total	<u>\$162,150</u>

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JEFFERSON COUNTY, COLORADO

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	\$ 74,350
Improvements	\$ 54,650
Total	\$ <u>129,000</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: After field check, property value was lowered based on the condition of the structure and foundation.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on October 21, 2004 (date) at 3:15 pm (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals (check if appropriate).

DATED this 25th day of August 2004

Petitioner(s) or Attorney

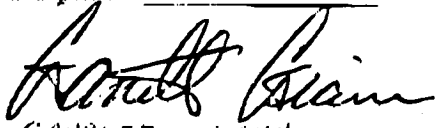

County Attorney for Respondent,
Board of Equalization

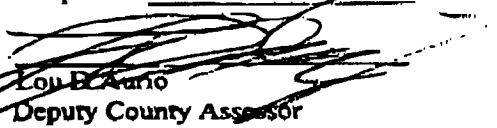
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Telephone: 303 777-2717

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GARRETT GIANN
PETITIONER


Lou DeCaro
Deputy County Assessor

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

Docket Number 43236
Schedule Number 061723

Telephone: 303-271-8600