

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>JEFFREY K. BRAUCH,</b>  v.  Respondent:  <b>JEFFERSON COUNTY BOARD OF EQUALIZATION.</b>	
Attorney or Party Without Attorney for the Petitioner:  Name: Jeffrey K. Brauch Address: 3 Shining Oak Drive Littleton, CO 80127 Phone Number: 303.973.6689	<b>Docket Number: 43245</b>
<b>ORDER ON WITHDRAWAL</b>	

**THIS MATTER** was pending rescheduling for a hearing before the Board of Assessment Appeals. On October 12, 2004, the Board received Petitioner's request to withdraw the above-captioned appeal. The Board has approved Petitioner's request.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:  
  
**Schedule No.: 166421**  
  
**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2003 actual value of the subject property.

**ORDER:**

Petitioner's request for withdrawal is granted; therefore, the Board will take no further action on these matters.

**DATED and MAILED** this 13<sup>th</sup> day of October, 2004.

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

*Debra A. Baumbach*

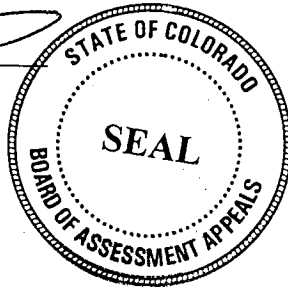
Debra A. Baumbach

This decision was put on the record

October 12, 2004

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

*Keela K. Steele*  
Keela K. Steele



Notice of Cancellation of Assessment Appeal

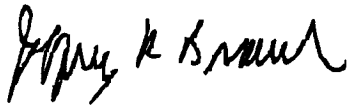
October 12, 2004

Docket number 43245

I am electing to cancel my appeal on the valuation of my real property located at:

3 Shining Oak Drive  
Littleton, CO 80127

Sincerely,



Jeffrey K. Brauch

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

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<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>JEFFREY K. BRAUCH,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>JEFFERSON COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Jeffrey K. Brauch Address: 3 Shining Oak Drive Littleton, Colorado 80127 Phone Number: 303.973.6689</p>	<p><b>Docket Number: 43245</b></p>
<p align="center"><b>RESCINDING ORDER ON WITHDRAWAL AND ISSUING ORDER ON STIPULATION</b></p>	

**THE BOARD** received a withdrawal from the Petitioner on October 12, 2004. Subsequently, the Board issued an Order on Withdrawal. The Board hereby rescinds its October 13, 2004 Order on Withdrawal and issues the following 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.: 166421**

**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	\$234,120.00
Improvement	<u>\$484,380.00</u>
Total	\$718,500.00

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 15<sup>th</sup> day of October, 2004.

This decision was put on the record

October 14, 2004

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

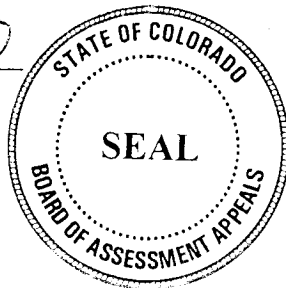
Karen E. Hart

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: 43245  
County Schedule Number: 166421

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**STIPULATION (As To Tax Year 2003 Actual Value)**  
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**JEFFREY K & DEBRA G BRAUCH**

Petitioner(s),

vs.

**JEFFERSON COUNTY BOARD OF EQUALIZATION,**  
Respondent.  
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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:  
Lot 15 Ken Caryl Ranch the Valley Filing #4 Phase I Correction Plat  
3 Shining Oak Street  
Littleton, Colorado 80127

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	\$234,120
Improvements	\$541,600
Total	<u>\$775,720</u>

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

Land	\$234,120
Improvements	\$500,710
Total	<u>\$734,830</u>

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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	\$ 234,120
Improvements	\$484,380
Total	\$ 718,500

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, comparables within the same area supports a lower value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on November 2, 2004 at 1:00 p.m. be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_ (check if appropriate).

DATED this 4th day of October 2004

Jeffrey K. Braund  
Robert H. Brauch  
Petitioner(s) or Attorney

Ruby W. O'Connell  
County Attorney for Respondent  
Board of Equalization

Address:  
3 Shining Oak St.  
Littleton, Colorado 80127

Address:  
100 Jefferson County Pkwy  
Golden, CO 80419

Telephone: 303-973-6689

Telephone: 303-271-8600

Louis D'Aurio  
County Assessor  
Address:

100 Jefferson County Pkwy  
Golden, CO 80419-2500

Docket Number 43245  
Schedule Number 166421

Telephone: 303-271-8600