

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: STEVEN A. & MARYA V. BIESENDORFER, v. Respondent: JEFFERSON COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Steven A. & Marya V. Biesendorfer Address: 8256 Lamar Drive Arvada, CO 80003-1733 Phone Number: 303.506.3865	Docket Number: 43318
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.: 005442

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:	\$ 52,000.00
Improvements:	<u>\$ 260,000.00</u>
Total:	\$312,000.00

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 1st day of February, 2005.

This decision was put on the record

January 31, 2005

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: 43318
County Schedule Number: 005442

STIPULATION (As To Tax Year 2003 & 2004 Actual Value)

Sarven A. & Marya V. Biesendorfer
Petitioner(s),

vs.

JEFFERSON COUNTY BOARD OF EQUALIZATION,
Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2003 & 2004 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:
7790 W 68th Ave.
Arvada, CO 80004

2. The subject property is classified as residential property (what type).

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2003 & 2004:

Land	\$ <u>79,120</u>
Improvements	\$ <u>261,700</u>
Total	\$ <u>340,820</u>

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

Land	\$ <u>79,120</u>
Improvements	\$ <u>261,700</u>
Total	\$ <u>340,820</u>

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OFFICE OF ASSESSMENT APPEALS
JEFFERSON COUNTY

5. After further review and negotiation, Petitioner(s) and Board of Equalization agree to the following tax year 2003 & 2004 actual value for the subject property:

Land	\$ <u>52,000</u>
Improvements	\$ <u>260,000</u>
Total	\$ <u>312,000</u>


6. The valuation, as established above, shall be binding with respect to tax years 2003 & 2004.

7. Brief narrative as to why the reduction was made:

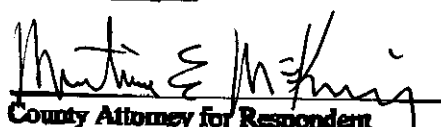
Neighborhood comparable sales, properly adjusted, support the negotiated value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on March 17, 2005 at 3:00 p.m. be vacated.

DATED this 26th day of January, 2005



Steven A. Biesendorfer



County Attorney for Respondent,
Board of Equalization

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8256 Lamar Dr.
Arvada, CO 80003-1733
Telephone: 303-506-3865

Address
100 Jefferson County Pkwy
Golden, CO 80419
Telephone: _____



Louis D. Aurio, Deputy Assessor

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

Docket Number 43318
Schedule Number 005442

Telephone: 303-271-8639