

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>THOMAS M. LELL,</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: Thomas M. Lell Address: 6842 Kipling Street Arvada, CO 80004 Phone Number: 303.467.1841</p>	<p>Docket Number: 43406</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.: 402837

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:	\$ 87,600.00
Improvements:	<u>\$173,417.00</u>
Total:	\$261,017.00

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 7th day of December, 2004.

This decision was put on the record

December 6, 2004

BOARD OF ASSESSMENT APPEALS

Karen E Hart

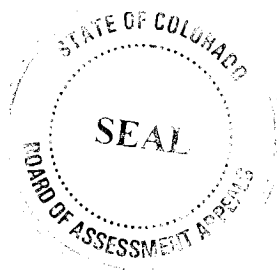
Karen E. Hart

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



RECEIVED

DEC 08 2004

JEFFERSON COUNTY
BOARD OF EQUALIZATION

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

Docket Number: 43406
County Schedule Number: 402837

STIPULATION (As To Tax Year 2003 Actual Value)

Thomas M Lell
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:
6842 Kipling St
Arvada, Colorado 80004

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	\$ 87,600
Improvements	\$202,500
Total	\$290,100

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

Land	\$ 87,600
Improvements	\$182,400
Total	\$270,000

PO
OF
ASSESSMENT
APPEALS

DEC 6 AM 7:38

RECEIVED

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:

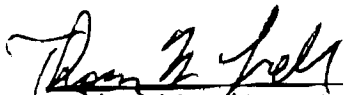
Land	\$ 87,600
Improvements	\$173,417
Total	\$ <u>261,017</u>

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 further review of neighborhood sales, those sales support a reduction in value.

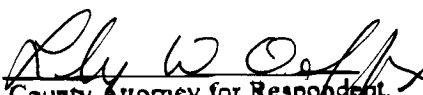
8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on January 13, 2005 (date) at 8:30 am (time) be vacated; or, a hearing has not yet been scheduled before the Board of Assessment Appeals (check if appropriate).

DATED this 2nd day of December 2004.


Petitioner(s) or Attorney

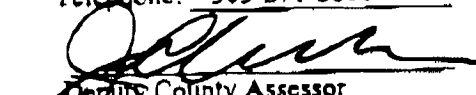
Address:
6842 Kipling St
Arvada, Co 80004

Telephone: 303-964-4756 work


County Attorney for Respondent,
Board of Equalization

Address
100 Jefferson County Pkwy
Golden, CO 80419

Telephone: 303-271-8600


Deputy County Assessor
James C. Everson
Address:

100 Jefferson County Pkwy
Golden, CO 80419-2500

Phone: 303-271-8600

Docket Number 43406
Schedule Number 402837