

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: <b>TEUNIS VALSTAR,</b>  v. Respondent: <b>JEFFERSON COUNTY BOARD OF COMMISSIONERS.</b>	
Attorney or Party Without Attorney for the Petitioner: Name: Teunis Valstar Po Box 67 Address: Kittredge, CO 80457 Phone Number: 214-837-7645	<b>Docket Number: 43468</b>
<b>ORDER ON STIPULATION</b>	

**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.: 201552**  
**Category: Abatement      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:

**Total Value:           \$240,000**  
(Reference Attached Stipulation)

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 AND MAILED** 11th day of June 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

June 9, 2005

*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 Steele*  
Keela Steele



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO

Docket Number: 43468  
County Schedule Number: 201552

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**STIPULATION (As To Tax Year 2003 Actual Value)**  
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Teunis Valstar  
Petitioner(s),

vs.

JEFFERSON COUNTY BOARD OF COMMISSIONERS  
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:  
26164 South End Road, Kittredge, CO 80457  
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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:

Land	\$ <u>69,220</u>
Improvements	\$ <u>225,600</u>
Total	\$ <u>294,820</u>

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

Land	\$ <u>69,220</u>
Improvements	\$ <u>225,600</u>
Total	\$ <u>294,820</u>

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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:

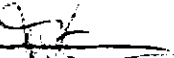
Land	\$	<u>69,220</u>
Improvements	\$	<u>170,780</u>
Total	\$	<u>240,000</u>


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:  
Further review of neighborhood sales in same location indicate adjustment

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on June 29, 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 6th day of June, 2004.

  
Teunis Valstar  
Petitioner(s) or Agent


  
County Attorney for Respondent,  
Board of Equalization

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Docket Number 43140  
Schedule Number 140497

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