

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 44690</b>
Petitioner: <b>MICHAEL GIAMBROCCO ,</b>  v. Respondent: <b>JEFFERSON COUNTY BOARD OF COMMISSIONERS.</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.: 057792+2**

**Category: Abatement      Property Type: Agricultural**

2. Petitioner is protesting the 03-04 actual value of the subject property.
3. The parties agreed that the 03-04 actual value of the subject property should be reduced to:

**Total Value:            \$1,007,604**

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 03-04 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** this 4th day of February 2011.

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

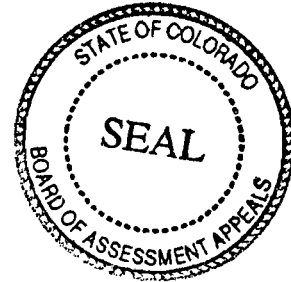
*Debra A. Baumbach*

Debra A. Baumbach

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

*CM*

Cara McKeller



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<b>BOARD OF ASSESSMENT APPEALS</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
<b>Petitioner:</b> MICHAEL GIAMBROCCO  <b>Respondent:</b> JEFFERSON COUNTY BOARD OF COMMISSIONERS	Docket Number(s): 44690  County Schedule Numbers: 057792, 057790, and 131650 <sup>1</sup>  Tax Year(s): 2003 and 2004
<b>Attorneys for Respondent:</b> Ellen G. Wakeman, #12290 JEFFERSON COUNTY ATTORNEY James Burgess, #36933 Assistant County Attorney Jefferson County Attorney's Office 100 Jefferson County Parkway, #5500 Golden, CO 80419-5500 Phone: (303) 271-8900 Fax: (303) 271-8901 Email: <a href="mailto:jburgess@jeffco.us">jburgess@jeffco.us</a>	
<b>STIPULATION</b>	

COME NOW the Petitioner, by and through counsel, and the Respondent, by and through counsel, and stipulate and agree to the following:

1. The subject property is described by the following Jefferson County Property Schedule Numbers: 057792, 057790, and 131650.
2. This stipulation pertains to the years 2003 and 2004.
3. The Petitioner and the Respondent agree that the 2003 and 2004 actual values of the subject property shall be the below stipulated values:

<u>Schedule Numbers</u>	<u>BCC Value</u>	<u>Stipulated Value</u>	
057792 (2003 & 2004)	\$368,660	\$287,237	Total actual value, with
		\$42,048	allocated to "other ag" land;
		\$12,953	allocated to "other ag" improvements;

<sup>1</sup> Schedule number 131650 was withdrawn by the Petitioner and the Respondent's value remains \$84,070 for tax years 2003 and 2004.

		\$14,016	allocated to residential land; and
		\$218,220	allocated to residential improvements.
057790 (2003)	\$760,420	\$636,297	Total actual value, with
		\$ 203,482	allocated to "other ag" land;
		\$64,329	allocated to "other ag" improvements;
		\$40,320	allocated to residential land; and
		\$328,166	allocated to residential improvements.
057790 (2004)	\$392,400	\$354,393	Total actual value, with
		\$38,400	allocated to "other ag" land;
		\$0	allocated to "other ag" improvements;
		\$93,888	allocated to residential land; and
		\$222,105	allocated to residential improvements.
208402 (2004)	\$368,020	\$281,904	Total actual value, with
		\$76,800	allocated to "other ag" land;
		\$64,329	allocated to "other ag" improvements;
		\$34,714	allocated to residential land; and
		\$106,061	allocated to residential improvements.

4. The Petitioner agrees to waive and to not attempt to collect any statutory interest accruing based upon any protest or request for abatement of taxes that would otherwise be owed by the County to the Petitioner after January 1, 2010.
5. The Petitioner agrees to waive the right to a Board of Assessment Appeals hearing and any further appeal of the subject property for the assessment year(s) covered by this Stipulation.
6. Each party shall bear its own attorney fees, costs and expenses in connection with this matter.
7. Each party agrees that it understands the terms of this Agreement and has full authority to enter into this Agreement.

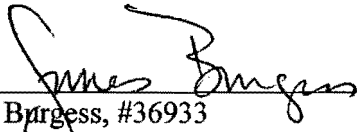
HIGGINS, HOPKINS, McLAIN & ROSWELL, LLC  
*Counsel for Petitioner*

*William A. McLain*

By: \_\_\_\_\_  
 William A. McLain, #6941  
 100 Garfield Street, Suite 300  
 Denver, CO 80206  
 (303) 987-9870

Date: January 27, 2011

ELLEN G. WAKEMAN  
JEFFERSON COUNTY ATTORNEY  
*Counsel for Respondent*

By:   
James Burgess, #36933  
Assistant County Attorney  
100 Jefferson County Parkway  
Golden, CO 80419-5500  
(303) 271-8900

Date: 1/27/2011

**Docket 44690**

	<b>Orig. Value</b>			<b>Stip. Value</b>		
	<b>2003</b>	<b>2004</b>	<b>Totals</b>	<b>2003</b>	<b>2004</b>	<b>Totals</b>
<b>57792</b>	\$368,660.00	\$368,660.00	\$737,320.00	\$287,237.00	\$287,237.00	\$574,474.00
<b>57790</b>	\$760,420.00	\$392,400.00	\$1,152,820.00	\$636,297.00	\$354,393.00	\$990,690.00
<b>131650</b>	\$84,070.00	\$84,070.00	\$168,140.00	\$84,070.00	\$84,070.00	\$168,140.00
<b>208402</b>		\$368,020.00	\$368,020.00	NA	\$281,904.00	\$281,904.00
<b>Totals</b>	\$1,213,150.00	\$1,213,150.00	<b>\$2,426,300.00</b>	\$1,007,604.00	\$1,007,604.00	<b>\$2,015,208.00</b>