

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44824
Petitioner: APRYLE TEPPER , v. Respondent: GILPIN COUNTY BOARD OF EQUALIZATION.	
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.: R002476

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$175,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 actual value of the subject property, as set forth above.

The Gilpin County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 5th day of December 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

December 1, 2006

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

Heather Wilcox

Heather Wilcox



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Attn: Anne Schaper

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

303 582-3036

Docket Number: 14824
Single County Schedule Number: R002476

STIPULATION (As to Tax Year 2005 Actual Value)

APR 26 2006

Petitioner,

vs.

GILAN

COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this stipulation regarding the tax year 2005 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:

420 GARLAND ST. Grand City

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year 1992/2000:

Land	\$ 183,000	.00
Improvements	\$ 18,260	.00
Total	\$ 197,260	.00

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

Land	\$ 182,000	.00
Improvements	\$ 16,500	.00
Total	\$ 197,500	.00

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6. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2005 actual value for the subject property:

Land	\$ 159,480.00	159,480.00
Improvements	\$ 15,520.00	15,520.00
Total	\$ 175,000.00	175,000.00

8. The valuation, as established above, shall be binding only with respect to the year 2005.

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

Very poor comparables exist for properties that are not in the City of Lakewood City

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 11/29/06 at 2:00 (date) at 1:30 (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 14th day of October 2006

[Signature]
Petitioner(s) or Agent or Attorney

Address:
P.O. Box 220445
Lakewood, CO 80222
Telephone: 303 329-0022

[Signature]
County Attorney for Fiscal Services,
Board of Equalization

Address:
700 17th #1800
DENVER CO 80202
Telephone: 303-534-0707

[Signature]
County Assessor

Address: PO Box 937
Castle Rock, CO 80427
Telephone: 303-582-5457

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