

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

**Docket Number: 45001
(PARTIAL)**

Petitioner:

JOHN C. & DOROTHY S. WOOLUM,

v.

Respondent:

GILPIN COUNTY BOARD OF EQUALIZATION.

(PARTIAL) 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.: R006434

Category: Valuation Property Type: Vacant Land

2. Petitioner is protesting the 2005 actual value of the subject property.

3. The parties agreed that the 2005 actual value of **County Schedule Number R006434** should be reduced to:

Total: \$ 6,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 actual value of **County Schedule Number R006434**, as set forth above. The remaining schedule numbers associated with this appeal remain pending hearing.

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

DATED/MAILED this 18th day of March, 2006.

This decision was put on the record

March 16, 2006

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



MAR 18 2006

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 45001
Single County Schedule Number: R006434

STIPULATION (As to Tax Year 2005 Actual Value)

John C. & Dorothy S. Woolum,

Petitioner,

vs.

Gilpin 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:
Colorado Sierra Delta Lot:001

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2005:

Land	\$	<u>30,000</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>30,000</u>	.00

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

Land	\$	<u>30,000</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>30,000</u>	.00

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2006 MAR 16 PM 12:11

5. 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	\$	<u>6,000</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>6,000</u>	.00

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

7. Brief narrative as to why the reduction was made:
The Assessor's office reviewed Lot 1 with the Building Department for set back regulations and found the lot may be difficult to develop due to the size and shape.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on Not set (date) at (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 28 day of February, 2006.

John C. Graham
Petitioner(s) or Agent or Attorney

Jan J.R.
County Attorney for Respondent,
Board of Equalization

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431 S. Meridith Ave.
Pasadena, CA 91106

Address:
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Jan J.R.
County Assessor

Address:
203 Eureka Street
Central City, CO 80427
Telephone: 303-582-5451

Docket Number 45001

Memo

To: Board of Assessment Appeals

From: Anne Schafer, Assessor *AS*

CC:

Date: March 14, 2006

Re: Docket #45001

Docket # 45001, for John C. and Dorothy S. Woolum, concerns four schedules :
R006433, R006434, R009657, and R009658,

We have reached a stipulation on schedule #R006434 and it is attached.

The other three schedule #'s, R006433, R009657, and R009658, are still moving to hearing. Please let me know if the docket # stays the same.

STATE OF COLORADO
DEPARTMENT OF REVENUE
2006 MAR 16 PM 12:11

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>JOHN AND DOROTHY WOOLUM,</p> <p>v.</p> <p>Respondent:</p> <p>GILPIN COUNTY BOARD OF EQUALIZATION.</p>	<p>Docket Number: 45001 (Partial)</p>
<p>(PARTIAL) 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.: R009657, R009658, R006433

Category: Valuation Property Type: Vacant Land

2. Petitioner is protesting the 2005 actual value of the subject property.

3. The parties agreed that the 2005 actual value of **County Schedule numbers R009657, R009658, R006433** should be reduced to:

Total: \$75,000

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 actual value of **County Schedule numbers R009657, R009658, R006433**, as set forth above.

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

DATED/MAILED this 14th day of November, 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

November 14, 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



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

OCT 27 2006

Docket Number: 45001
Single County Schedule Number: R009657

STIPULATION (As to Tax Year 2005 Actual Value)

John c. and Dorothy S. Woolum

Petitioner,

vs.

Gilpin COUNTY BOARD OF EQUALIZATION,

Respondent.

2006 OCT 19 PM 12:46

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:
Colorado Sierra Delta Lot: 003

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2005:

Land	\$	<u>30,000</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>30,000</u>	.00

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

Land	\$	<u>30,000</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>30,000</u>	.00

5. 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	\$	<u>25,000</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>25,000</u>	.00

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

7. Brief narrative as to why the reduction was made:
After reviewing comparable sales it was found that a 16%
adjustment downward could be applied to the subject lot for
the external obsolescence of Highway 119.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 11/8/2006 (date) at 1:00pm (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 18 day of October 2006.

John C. Woolson
Petitioner(s) or Agent or Attorney

[Signature]
County Attorney for Respondent,
Board of Equalization

Address:
431 South Meridith Ave.
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Telephone: 626-449-1309

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[Signature]
County Assessor

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Docket Number 45001

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

OCT 27 2006

Docket Number: 45001

Single County Schedule Number: R009658

STIPULATION (As to Tax Year 2005 Actual Value)

John c. and Dorothy S. Woolum

Petitioner,

vs.

Gilpin COUNTY BOARD OF EQUALIZATION,

Respondent.

20061019 10 11:19:45

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:
Colorado Sierra Delta Lot: 002

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2005:

Land	\$	<u>30,000</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>30,000</u>	.00

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

Land	\$	<u>30,000</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>30,000</u>	.00

5. 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:

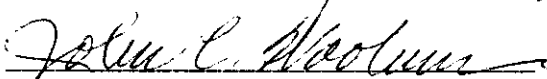
Land	\$	<u>25,000</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>25,000</u>	.00

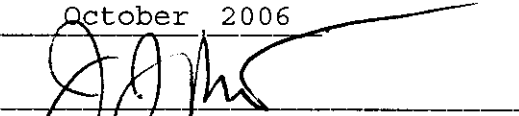
6. The valuation, as established above, shall be binding only with respect to tax year 2005.

7. Brief narrative as to why the reduction was made:
After reviewing comparable sales it was found that a 16%
adjustment downward could be applied to the subject lot for
the external obsolescence of Highway 119.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 11/8/2006 (date) at 1:00pm (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 18 day of October 2006


Petitioner(s) or Agent or Attorney

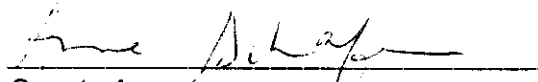

County Attorney for Respondent,
Board of Equalization

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Docket Number 45001

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

OCT 27 2006

Docket Number: 45001
Single County Schedule Number: R006433

STIPULATION (As to Tax Year 2005 Actual Value)

John c. and Dorothy S. Woolum,

Petitioner,

vs.

Gilpin COUNTY BOARD OF EQUALIZATION,

Respondent.

2006 OCT 18 11:12:45

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:
Colorado Sierra Delta Lot: 004

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2005:

Land	\$ <u>30,000.00</u>
Improvements	\$ <u>.00</u>
Total	\$ <u>30,000.00</u>

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

Land	\$ <u>30,000.00</u>
Improvements	\$ <u>.00</u>
Total	\$ <u>30,000.00</u>

5. 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	\$	<u>25,000</u>	<u>.00</u>
Improvements	\$	<u> </u>	<u>.00</u>
Total	\$	<u>25,000</u>	<u>.00</u>

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

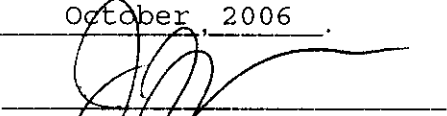
7. Brief narrative as to why the reduction was made:
After reviewing comparable sales it was found that a 16%
adjustment downward could be applied to the subject lot for
the external obsolescence of Highway 119.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on 11/8/2006 (date) at 1:00pm (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 18 day of October, 2006.



Petitioner(s) or Agent or Attorney



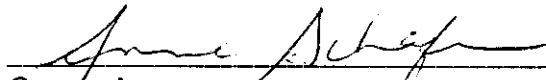
County Attorney for Respondent,
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Docket Number 45001