

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 48866
Petitioner: JALAL FAKHARZADEH , v. Respondent: PARK 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.: R0016465

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

Total Value: \$104,000
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2007 actual value of the subject property, as set forth above.

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

DATED AND MAILED this 8th day of October 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

October 7, 2008

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

Toni Rigiroszi

Toni Rigiroszi



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO**

Docket Number: 48866
Single County Schedule Number: R0016465

STIPULATION (As to Tax Year 2007 Actual Value)

Jalal Fakharzadeh,

Petitioner,

vs.

PARK COUNTY BOARD OF EQUALIZATION,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2007 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:

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

3. The County Assessor originally assigned the following actual value to the subject property for tax year 2007:

Land	\$	120,165.00
Improvements	\$.00
Total	\$	<u>120,165.00</u>

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

Land	\$	<u>120,165.00</u>
Improvements	\$.00
Total	\$	<u>120,165.00</u>

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5. After further review and negotiation, Petitioner(s) and County Board of Equalization agree to the following tax year 2007 actual value for the subject property:

Land	\$	<u>104,000</u>	.00
Improvements	\$	<u> </u>	.00
Total	\$	<u>104,000</u>	.00

6. The valuation, as established above, shall be binding only with respect to tax year 2007.

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

After reviewing the comparables and discussing this with the petitioner's attorney agreed to the reduction in value.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on September 29, 2008 (date) at 1:00 PM (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 26th day of September, 2008.

J. Fakharzadeh
Petitioner(s) or Agent or Attorney

[Signature]
County Attorney for Respondent,
Board of Equalization

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[Signature]
County Assessor

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Fairplay CO 80440

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