

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 JEFFERSON, Colorado 80203	Docket Number: 57707
Petitioner: EMILIO RIZZUTO., v. Respondent: JEFFERSON 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.: 403967

Category: Abatement Property Type: Residential
2. Petitioner is protesting the 2009 and 2010 actual value of the subject property.
3. The Board received Petitioner’s request to withdraw the above-captioned appeal for the tax year 2009. The Board has approved Petitioner’s request

 (Reference attached Withdrawal)
4. The parties agreed that the 2010 actual value of the subject property should be reduced to:

Total Value: \$480,000.00

 (Reference attached stipulation)
5. The Board concurs with the attached Stipulation.

ORDER:

Respondent is ordered to reduce the 2009 and 2010 actual value of the subject property, as set forth in the attached Stipulation.

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

DATED/MAILED this 16th day of December, 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

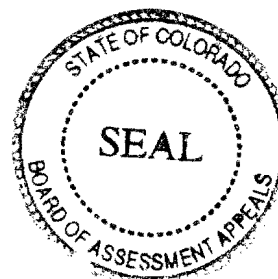
Debra A. Baumbach

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



Colorado Board of Assessment Appeals
CBOE APPEAL
STIPULATION

Docket Number: 57707

Emilio Rizzuto

Petitioner,

vs.

Jefferson County Board of Equalization

Respondent.

BOTH PARTIES stipulate and agree as follows:

1. The subject property is described by the following Jefferson County Property Schedule Number: 403967
2. This Stipulation pertains to the year(s): 2010
3. The parties agree that the 2010 actual values of the subject property shall be Stipulated Values below:

CBOE Value	Stipulated Values	
\$536,400	\$480,000	Total actual value, with allocated to land; and allocated to improvements.
\$85,800	\$85,800	
\$450,600	\$394,200	

4. If the Petitioner(s) were to add improvements or add to an existing improvement, then the Assessor's Office may increase the valuation to reflect that new addition. Petitioner(s) would have all available remedies to dispute the additional assessment for the new or augmented improvements. Should an improvement be destroyed, then the Assessor's Office would make a downward adjustment in valuation to reflect the damage to or destruction of that improvement.
5. Petitioner(s) agrees to allow access to the improvements for the purposes of measuring or to obtain building condition information during normal business hours.
6. This valuation is for purposes of settlement only and does not reflect an appraised value.
7. Petitioner(s) agree(s) to waive the right to a Board of Assessment Appeals hearing and any further appeal of schedule number: 403967 for the assessment years(s) covered by this Stipulation.

Petitioner (s)

Jefferson County Board of Equalization

By: Emilio Rizzuto

By: X James Burgess #31933

Title: owner

Title: Assistant County Attorney

Phone: (303) 589-1830

Phone: 303-271-8918

Date: 11/16/11

Date: 11/16/2011

100 Jefferson County Parkway
Golden, CO 80419

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If at any time you decide you DO NOT wish to pursue your appeal and choose to withdraw, please sign this letter and return it to the Board of Assessment Appeals.

Please do not fill out and file this form if you are entering into a stipulation with the county.

Emilio Rizzuto
3305 BEECH CT.
Golden, CO 80401

for 2009 only

Date: 11/17/11

Docket No.: 57707

Hearing Date: December 8, 2011

To: Board of Assessment Appeals
1313 Sherman Street, Room 315
Denver, CO 80203

Via Facsimile: 303.866.4485

I no longer wish to pursue this matter and request that my property tax appeal be withdrawn. I understand that, by withdrawing this appeal, I relinquish all rights to obtaining a reduction in value for the subject property for tax year(s) 09-10. I understand that this withdrawal letter should not be mailed or faxed if I have reached an agreement (stipulation) with the Jefferson County Board Of Commissioners resulting in a reduction in value.

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of this document was mailed, faxed, or hand delivered to the Jefferson County Board Of Commissioners.

Emilio Rizzuto
Signature: Emilio Rizzuto