

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>GEORGE W. CALKINS,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b></p>	▲
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Licht &amp; Company, Inc. Address: 1139 Delaware, Suite 300 Denver, CO 80204 Phone Number: (303) 575-9305 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 37579</b></p>
<p><b>ORDER ON STIPULATION</b></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.: 2077-10-2-31-010**  
**Category: Valuation**                      **Property Type: Special Purpose**

2. Petitioner is protesting the 2000 actual value of the subject property.

3. The parties agreed that the 2000 actual value of the subject property should be reduced to:

Land	\$107,420.00
Improvements	<u>\$107,421.00</u>
Total	\$214,841.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2000 actual value of the subject property, as set forth above.

The Arapahoe County Assessor is directed to change his records accordingly.

**DATED/MAILED** this 9<sup>th</sup> day of January, 2002.

This decision was put on the record

January 8, 2002

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

Penny S. Bunnell  
Penny S. Bunnell

Docket Number 37579

**BOARD OF ASSESSMENT APPEALS**

Karen E. Hart

Karen E. Hart

Mark R. Linné

Mark R. Linné



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 37579**

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**STIPULATION AND ORDER (As To Tax Year 2000 Actual Value)**

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**GEORGE W CALKINS,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as special purpose and described as follows:

4695 S. Broadway; Schedule Number: 2077-10-2-31-010; RA 344-045


A brief narrative as to why the reduction was made: Analyzed cost, market & income information.

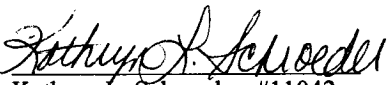
The parties have agreed that the 2000 actual value of the subject property should be reduced as follows:

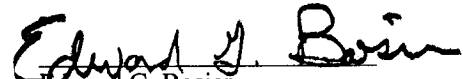
ORIGINAL VALUE		NEW VALUE (2000)	
Land	\$ 229,688	Land	\$ 107,420
Improvements	\$ 40,312	Improvements	\$ 107,421
Personal	\$ _____	Personal	\$ _____
Total	\$ 270,000	Total	\$ 214,841

The Board concurs with the Stipulation.

DATED this 26<sup>th</sup> day of December 2001.

  
Howard Licht  
Licht & Co.  
250 Bryant Street  
Denver, CO 80219

  
Kathryn L. Schroeder, #11042  
Attorney for Respondent  
Arapahoe County Bd. of Equalization  
5334 South Prince Street  
Littleton, CO 80166  
(303) 795-4639

  
Edward G. Bosier  
Arapahoe County Assessor  
5334 South Prince Street  
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