

<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>GARY NEWCOMB,</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: Mr. Dan Mayer Elite Property Services, Inc.</p> <p>Address: 5025 Boardwalk Drive, Suite 300 Colorado Springs, Colorado 80919</p> <p>Phone Number: 719-594-6440</p>	<p><b>Docket Number: 38564</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.: 2077-01-4-01-022**

**Category: Valuation      Property Type: Residential**

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$1,221,500.00
Improvements	\$ <u>540,000.00</u>
Total	\$1,761,500.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

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

**DATED/MAILED** this 5<sup>th</sup> day of November, 2002.

This decision was put on the record

November 4, 2002

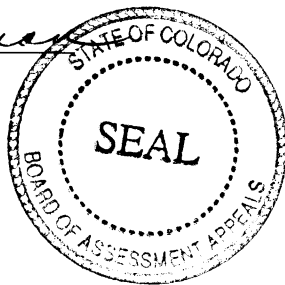
**BOARD OF ASSESSMENT APPEALS**

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

Marian F. Brennan  
Marian F. Brennan



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 38564**

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**STIPULATION AND ORDER (As To Tax Year 2001 Actual Value)**

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**GARY NEWCOMB,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

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 single family residential and described as follows:

3901 E. Quincy Ave.; County Schedule Number 2077-01-4-01-022; RA-2133-057

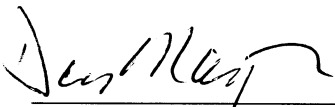
A brief narrative as to why the reduction was made: Analyzed market information.


The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:

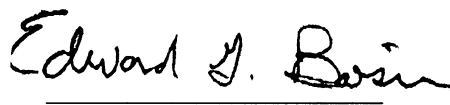
ORIGINAL VALUE		NEW VALUE (2001)	
Land	\$ 1,221,500	Land	\$ 1,221,500
Improvements	\$ 667,200	Improvements	\$ 540,000
Personal	\$ _____	Personal	\$ _____
Total	\$ 1,888,700	Total	\$ 1,761,500

The Board concurs with the Stipulation.

DATED this 25th day of October 2000

  
Dan Mayer  
Elite Property Services  
5025 Boardwalk Dr., Ste. 300  
Colorado Springs, CO 80919

  
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  
Littleton, CO 80166  
(303) 795-4600