

<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>JOHN CARROLL &amp; SHIRLEY REITER CURLANDER,</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: John Carroll Curlander Address: 31 Fairway Lane Littleton, CO 80123 Phone Number: 303-798-8726</p>	<p><b>Docket Number: 38893</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.: 2077-20-3-03-008**

**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	\$150,000.00
Improvements	<u>\$300,000.00</u>
Total	\$450,000.00

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 23<sup>rd</sup> day of November, 2002.

This decision was put on the record

November 22, 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

Judy A. Venable  
Judy A. Venable

SEAL

BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 38893

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

JOHN CARROLL & SHIRLEY REITER CURLANDER,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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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 residential and described as follows:

31 Fairway Lane; Arapahoe County Schedule Number: 2077-20-3-03-008; RA 1295

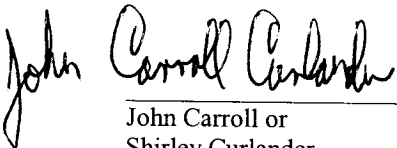
A brief narrative as to why the reduction was made: Analyzed market information.

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

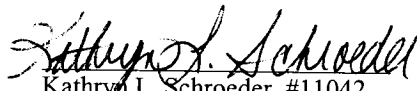
ORIGINAL VALUE		NEW VALUE (2001)	
Land	\$ 150,000	Land	\$ 150,000
Improvements	\$ 309,500	Improvements	\$ 300,000
Personal		Personal	\$
Total	\$ 459,500	Total	\$ 450,000

The Board concurs with the Stipulation.

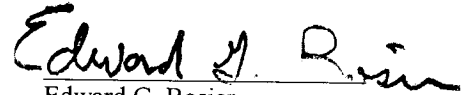
DATED this 15<sup>th</sup> day of November 2002.



John Carroll or  
Shirley Curlander  
31 Fairway Lane  
Littleton, CO 80123-6665



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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(303) 795-4600