

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>KATHERINE MERAGE</p> <p>v.</p> <p>Respondent:</p> <p>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Consolidated Investment Address: 20 Inverness Place East Englewood, CO 80112 Phone Number: E-mail: Attorney Registration No.:</p>	<p>Docket Number: 39006</p>
<p>ORDER ON STIPULATION</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.: 2075-07-4-09-002
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	\$ 944,400.00
Improvements	<u>\$1,680,600.00</u>
Total	\$2,625,000.00

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 21st day of September, 2002.

This decision was put on the record

September 20, 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

Penny S. Bunnell
Penny S. Bunnell

Docket No: 39006



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 39006

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

KATHERINE MERAGE,

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 residential and described as follows:

4800 S. Fairfax St; County Schedule Number 2075-07-4-09-002 RA 1536-001

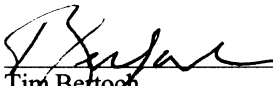
A brief narrative as to why the reduction was made: Analyzed market information.


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


ORIGINAL VALUE		NEW VALUE (2001)	
Land	\$ 944,400	Land	\$ 944,400
Improvements	\$ 1,729,720	Improvements	\$ 1,680,600
Personal		Personal	\$
Total	\$ 2,674,120	Total	\$ 2,625,000

The Board concurs with the Stipulation.

DATED this 4 day of September 2002.


Tim Bertoch
Consolidated Investment
20 Inverness Pl. E.
Englewood, CO 80112


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