

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>ELSIE I,</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: Asset Realty Advisors Mark L VonEngeln</p> <p>Address: 5 Belleview DR Greenwood Village, CO 80121</p> <p>Phone Number: (303) 781-2608</p>	<p>Docket Number: 39078</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.: 2075-22-4-00-032+1

Category: Valuation **Property Type: Vacant Land**
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:

See Attached Stipulation

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/her records accordingly.

DATED/MAILED this 23rd day of August, 2003.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

August 21, 2003

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

Jackie J. Brown
Jackie J. Brown



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 39078**

STIPULATION (As To Tax Year 2001 Actual Value)

ELSIE I,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

JUL 21 11:12:58

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2001 valuation of the subject property and jointly move the Board of Assessment Appeals to enter its Order based on this stipulation. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as vacant unplatted land. See schedule numbers below; RA's 3454-009 & 010.

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:

ACTUAL VALUES, AS ASSIGNED BY ARAPAHOE COUNTY

<u>SCHEDULE NO.</u>	<u>LAND VALUE</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2001 ACTUAL VALUE</u>
2075-22-4-00-032	\$3,440,151		\$3,440,151
2075-22-4-00-033	884,820		884,820

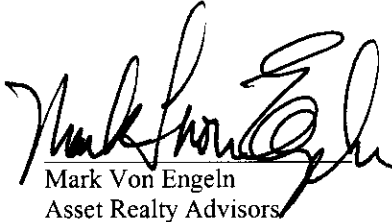
ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

<u>SCHEDULE NO.</u>	<u>LAND</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2001 ACTUAL VALUE</u>
2075-22-4-00-032	\$3,440,151		\$3,440,151 (no chg)
2075-22-4-00-033	500,000		500,000

The valuation, as established above, shall be binding only with respect to the tax year 2001.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED this 12 day of August 2003.



Mark Von Engeln
Asset Realty Advisors
5 Belleview Dr.
Greenwood Village, CO 80121



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

Docket # 39078