

<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>RANDALL N. JOHNSON,</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: Randall N. Johnson Address: 1206 South Valentia Street Denver, CO 80231 Phone Number: 303-695-1775 Attorney Reg. No.:</p>	<p><b>Docket Number: 39291</b></p>
<p style="text-align: center;"><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.: 1973-21-1-00-039 RA 3553**

**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	\$185,500.00
Improvements	<u>44,500.00</u>
Total	\$230,000.00

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.

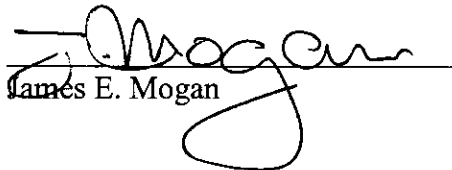
The Arapahoe County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 13<sup>th</sup> day of February, 2003.


This decision was put on the record


February 12, 2003

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

  
James E. Mogan

**BOARD OF ASSESSMENT APPEALS**

  
Karen E. Hart

  
Debra A. Baumbach



HEAR  
2-21-03 C

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 39291**

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

**RANDALL N. JOHNSON,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

RECORDED  
03 FEB 12 PM 12:59  
ARAPAHOE COUNTY

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:

1206 S. Valentia St.; County Schedule Number 1973-21-1-00-039 RA 3553

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	\$ 265,000	Land	\$ 185,500
Improvements	\$ 66,250	Improvements	\$ 44,500
Personal		Personal	\$ _____
Total	\$ 331,250	Total	\$ 230,000

The Board concurs with the Stipulation.

DATED this 31<sup>st</sup> day of January 2003.

*Randall N. Johnson*  
Randall N. Johnson  
1206 S. Valentia St.  
Denver, CO 80231-2108  
80231-2108

*Kathryn L. Schroeder*  
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*  
Edward G. Bosier  
Arapahoe County Assessor  
5334 South Prince Street  
Littleton, CO 80166  
(303) 795-4600