

<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 ANDRIANAKOS,</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: Tax Detective LLC Address: P.O. Box 65351 Tucson, AZ 85728 Phone Number: (520) 529-3154 E-mail: Attorney Registration No.:</p>	<p><b>Docket Number: 39330</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.: 2077-14-2-01-010**  
**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	\$300,000.00
Improvements	<u>\$365,000.00</u>
Total	\$665,000.00

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 21<sup>st</sup> day of August, 2002.

This decision was put on the record

August 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 Number: 39330



8-29

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 39330**

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

**JOHN ANDRIANAKOS,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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:

3 S. Franklin Cir.; County Schedule Number 2077-14-2-01-010 RA 4229-006

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	\$ 300,000	Land	\$ 300,000
Improvements	\$ 397,800	Improvements	\$ 365,000
Personal		Personal	\$ _____
Total	\$ 697,800	Total	\$ 665,000

The Board concurs with the Stipulation.

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

Paul G. Euler  
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