

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>CHARLES W SMEDLEY,</p> <p>v.</p> <p>Respondent:</p> <p>ARAPAHOE COUNTY BOARD OF COMMISSIONERS.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Consultus Asset Valuation Jason Letman</p> <p>Address: 16A Inverness Place E Englewood, CO 80111</p> <p>Phone Number: (303) 770-2421</p>	<p>Docket Number: 41266</p>
<p align="center">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.: 2077-15-3-00-007

Category: Refund/Abatement Property Type: Commercial
2. Petitioner is protesting the 2001 and 2002 actual value of the subject property.

3. The parties agreed that the 2001 and 2002 actual value of the subject property should be reduced to:

Land	\$ 91,875.00
Improvements	<u>\$148,125.00</u>
Total	\$240,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 and 2002 actual value of the subject property, as set forth above.

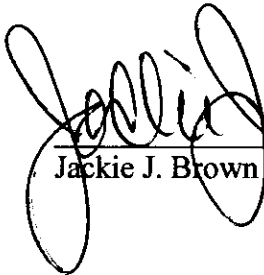
The Arapahoe County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 29th day of May, 2004.

This decision was put on the record

May 28, 2004

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


Jackie J. Brown



BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 41266**

STIPULATION (As To Tax Years 2001 and 2002 Actual Value)

CHARLES W SMEDLEY,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding the tax year 1998 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 commercial and described as follows: 199 Littleton Blvd.; County Schedule Number 2077-15-3-00-007; 2001 & 2002 Abmt

A brief narrative as to why the reduction was made: Analyzed cost, market & income information.


The parties have agreed that the 1998 actual value of the subject property should be reduced as follows:

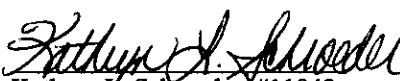
ORIGINAL VALUE		NEW VALUE (2001 & 2002)	
Land	\$ 91,875	Land	\$ 91,875
Improvements	\$ 309,125	Improvements	\$ 148,125
Personal	\$ _____	Personal	\$ _____
Total	\$ 401,000	Total	\$ 240,000


The valuation, as established above, shall be binding only with respect to the tax years 2001 & 2002.

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

DATED this 21 day of MAY 2004.


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