

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203		
Petitioner: MARY C. MCNICHOLAS, v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION.		
Attorney or Party Without Attorney for the Petitioner: Name: Howard Licht Licht & Co., Inc. Address: 9101 E. Kenyon Ave., Ste.3900 Denver, CO 80237 Phone Number: 303.575.9305		Docket Number: 41366
ORDER ON STIPULATION		

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.: 2077-01-3-01-001

Category: Valuation Property Type: Residential

2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land:	\$1,744,125.00
Improvements:	<u>\$ 621,875.00</u>
Total:	\$2,366,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 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 21st day of August, 2004.

This decision was put on the record

August 19, 2004

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

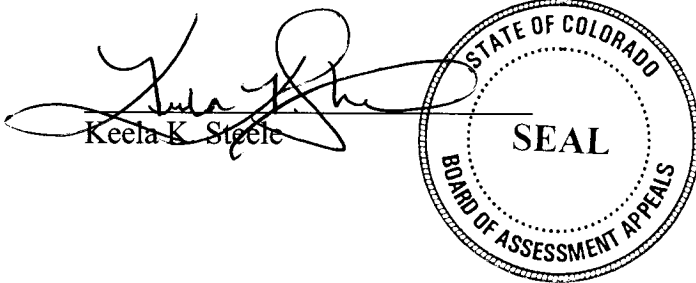
BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Debra A. Baumbach

Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 41366**

STIPULATION (As To Tax Year 2003 Actual Value)

MARY C MCNICHOLAS,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2003 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 single family residence and described as follows: 4150 S. University Blvd.; County Schedule Number 2077-01-3-01-001; RA 3843-064.

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

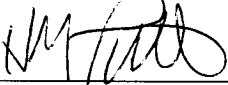
The parties have agreed that the 2003 actual value of the subject property should be reduced as follows:

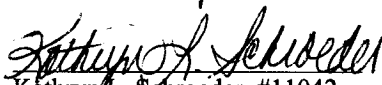
ORIGINAL VALUE		NEW VALUE (2003)	
Land	\$ 1,976,675	Land	\$ 1,744,125
Improvements	\$ 1,190,125	Improvements	\$ 621,875
Personal	\$	Personal	\$
Total	\$ 3,166,800	Total	\$ 2,366,000

The valuation, as established above, shall be binding only with respect to the tax year 2003.

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 12th day of August 2007.


Howard Licht
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Denver, CO 80237


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