

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 41771

Petitioner:

DANIEL S. JAPHA,

v.

Respondent:

ARAPAHOE COUNTY BOARD OF EQUALIZATION.

ORDER RESCINDING ORDER ON WITHDRAWAL

THIS MATTER was scheduled for hearing before The Board of Assessment Appeals on February 28, 2006. On January 10, 2006, The Board issued an Order on Withdrawal for the above-referenced appeal after receiving a written request from Petitioner that the matter be withdrawn. The Board subsequently received a stipulation signed by all parties for the above-referenced appeal on January 13, 2006. The Board therefore rescinds the withdrawal, replacing it with the attached stipulation.

DATED/MAILED this 17th day of January, 2006.


This amendment was put on the record


January 13, 2006

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


Keela K. Steele

BOARD OF ASSESSMENT APPEALS


Karen E. Hart


Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 41771
Petitioner: DANIEL S. JAPHA , v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION.	
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.: 2075-08-2-10-022

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:

Total Value: \$1,400,000

(Reference Attached Stipulation)
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 AND MAILED this 17th day of January 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

January 13, 2006

Karen E Hart

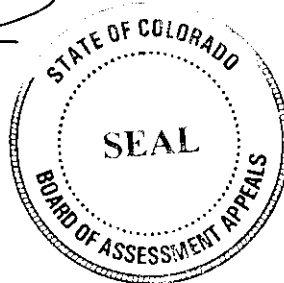
Karen E. Hart

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

Keela Steele
Keela Steele



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 41771

STIPULATION (As To Tax Year 2003 Actual Value)

DANIEL S. JAPHA,

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 residential and described as follows: 6325 E. Tufts Ave, County Schedule Number 2075-08-2-10-022; RA 3927-033.

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

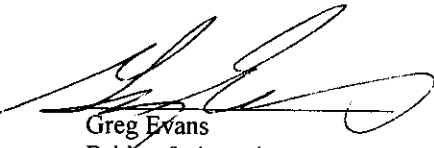
The parties have agreed that the 2003 actual value of the subject property should be reduced as follows:

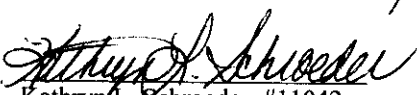
ORIGINAL VALUE		NEW VALUE (2003)	
Land	\$ 500,000	Land	\$ 500,000
Improvements	\$ 1,011,100	Improvements	\$ 900,000
Personal	\$ _____	Personal	\$ _____
Total	\$ 1,511,100	Total	\$ 1,400,000

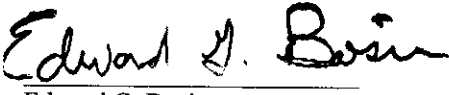
The valuation, as established above, shall be binding only with respect to the tax year 2003.

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 9 day of January 2006.


Greg Evans
Bridge & Associates
390 Union Blvd. Ste. 330
Lakewood, CO 80228-1556


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

STATE OF COLORADO
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BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 41771
Petitioner: DANIEL S. JAPHA , v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION.	
ORDER ON WITHDRAWAL	

THIS MATTER was scheduled for a hearing before the Board of Assessment Appeals on February 28, 2006. The Board received Petitioner's request to withdraw the above-captioned appeal on January 9, 2006. The Board has approved Petitioner's request.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:
 County Schedule No.: 2075-08-2-10-022
 Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2003 actual value of the subject property.

ORDER:

Petitioner's request for withdrawal is granted; therefore, the Board will take no further action on this matter.

DATED AND MAILED this 11th day of January 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

January 10, 2006

Karen E Hart

Karen E. Hart

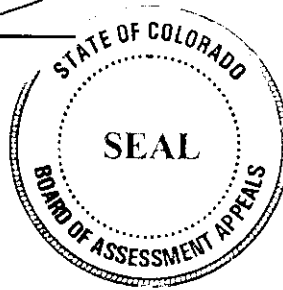
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Keela Steele

Keela Steele



If at any time you decide you DO NOT wish to pursue your appeal and choose to withdraw, please sign this letter and return it to the Board of Assessment Appeals.

**Bridge & Associates
Greg Evans
390 UNION BLVD., STE. 330
Lakewood, CO 80228-1556**

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2006 JAN -9 PM 1:23

Date: 1-9-06

Docket No.: 41771
Hearing Date: February 28, 2006

To: Board of Assessment Appeals
1313 Sherman Street, Room 315
Denver, CO 80203

Via Facsimile: 303.866.4486

I no longer wish to pursue this matter and request that my property tax appeal be withdrawn. I understand that, by withdrawing this appeal, I relinquish all rights to obtaining a reduction in value for the subject property for tax year(s) 2003. I understand that this withdrawal letter should not be mailed or faxed if I have reached an agreement (stipulation) with the Arapahoe County Board Of Equalization resulting in a reduction in value.

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of this document was mailed, faxed, or hand delivered to the Arapahoe County Board Of Equalization located at 5334 South Prince Street, Littleton, CO, 80166 on the date referenced above.


Signature: Greg Evans