

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
<hr/> Petitioner: WILLIAM G. & CAROLYN KEMP, v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Howard M. Licht Licht & Company, Inc. Address: 9101 E. Kenyon Ave., Ste. 3900 Denver, CO 80237 Phone Number: 303.575.9306	Docket Number: 41779
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.: 2075-07-1-00-015

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:	\$1,479,000.00
Improvements:	<u>\$ 600,000.00</u>
Total:	\$2,079,000.00

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 17th day of April, 2005.

This decision was put on the record

April 15, 2005

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

Keela K. Steele
Keela K. Steele



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 41779

STIPULATION (As To Tax Year 2003 Actual Value)

WILLIAM G & CAROLYN KEMP,

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: 5350 E. Quincy Ave. Schedule Number 2075-07-1-00-015; RA 3927-096.

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:

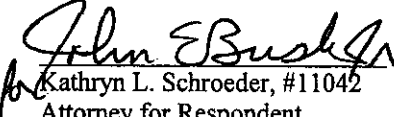
ORIGINAL VALUE		NEW VALUE (2003)	
Land	\$ 1,844,000	Land	\$ 1,479,000
Improvements	\$ 668,200	Improvements	\$ 600,000
Personal	\$ _____	Personal	\$ _____
Total	\$ 2,512,200	Total	\$ 2,079,000


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 4th day of April 2005.


Howard Licht, President
Licht & Co., Inc.
9101 E. Kenyon Ave., Ste. 3900
Denver, CO 80237


Kathryn L. Schroeder, #11042
Attorney for Respondent
Arapahoe County Bd. of Equalization
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Edward G. Bosier
Arapahoe County Assessor
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