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| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203            | <b>Docket Number: 41823</b> |
| Petitioner:<br><b>JANIS L HARRISON ET AL,</b><br><br>v.<br><br>Respondent:<br><b>ARAPAHOE COUNTY BOARD OF<br/>EQUALIZATION.</b> |                             |
| <b>ORDER ON STIPULATION</b>   |                             |

**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.: 2077-12-2-02-013**  
  
**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:            \$592,840**  
 (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 19th day of August 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

August 17, 2005

*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 41823

ARAPAHOE COUNTY

AUG 09 2005

STIPULATION (As To Tax Years 2003 Actual Value)

ATTORNEY'S OFFICE

JANIS L HARRISON ET AL,

Petitioner,

vs.

ARAPAHOE COUNTY

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

AUG 15 2005

Respondent.

ATTORNEY'S OFFICE

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: 3236 Cherryridge Road, County Schedule Number: 2077-12-2-02-013; RA 3468.

A brief narrative as to why the reduction was made: Analyzed market information. Corrected property characteristics, recognized extensive deferred maintenance, and adjusted for adverse affect of drainage easement.

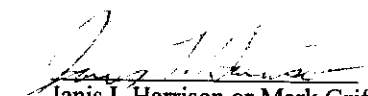
| ORIGINAL VALUE |            | NEW VALUE (2003) |            |
|----------------|------------|------------------|------------|
| Land           | \$ 450,000 | Land             | \$ 325,000 |
| Improvements   | \$ 397,300 | Improvements     | \$ 267,840 |
| Personal       | \$ _____   | Personal         | \$ _____   |
| Total          | \$ 847,300 | Total            | \$ 592,840 |

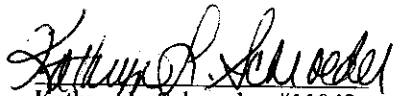
The parties have agreed that the 2003 actual value of the subject property should be reduced as follows:

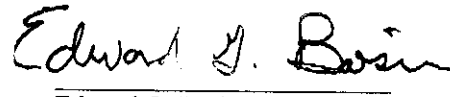
The valuation, as established above, shall be binding only with respect to the tax year 2003.

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

DATED this 7<sup>th</sup> day of August 2005.

  
Janis L Harrison or Mark Griffin  
3236 Cherryridge Road  
Cherry Hills Village, CO 80110

  
Kathryn L. Schroeder, #11042  
Attorney for Respondent  
Arapahoe Cty Bd. of Equalization  
5334 South Prince Street  
Littleton, CO 80166

  
Edward G. Bosier  
Arapahoe County Assessor  
5334 South Prince Street  
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