

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: MARILYN C METZ, v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Marilyn C Metz 5021 West Coventry Place Address: Littleton, CO 80123 Phone Number: 303-795-0452	Docket Number: 42063
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.: 2077-19-2-02-001

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:

Total Value: \$550,000
(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 27th day of May 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

May 25, 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 42063**

STIPULATION (As To Tax Years 2003 Actual Value)

MARILYN C METZ,

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: 5021 W. Coventry Pl.; County Schedule Number: 2077-19-2-02-001; RA 3706.

A brief narrative as to why the reduction was made: Analyzed market information and recognized functional over adequacy due to size. Also recognized economic obsolescence caused by ever increasing traffic volume on Bowles Avenue, and the stoplight at Bowles Avenue and Coventry Lane.

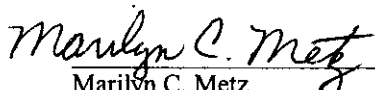
ORIGINAL VALUE		NEW VALUE (2003)	
Land	\$ 71,250	Land	\$ 71,250
Improvements	\$ 556,950	Improvements	\$ 478,750
Personal	\$ _____	Personal	\$ _____
Total	\$ 628,200	Total	\$ 550,000

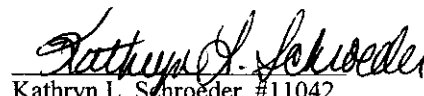
The parties have agreed that the 2003 actual value of the subject property should be reduced as follows:

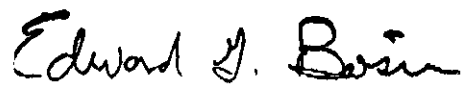
The valuation, as established above, shall be binding only with respect to the tax year 2003.

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 16 day of May 2005.


Marilyn C. Metz
5021 W. Coventry Place
Littleton, CO 80123


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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