

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>FRANCES A. KONCILJA,</p> <p>v.</p> <p>Respondent:</p> <p>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Kenneth Wall Elite Property Services, Inc. Address: 6000 East Evans Ave., Ste. I-426 Denver, CO 80222 Phone Number: 303.355.5871</p>	<p>Docket Number: 42187</p>
<p>ORDER ON STIPULATION</p>	

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.: 2077-30-1-14-004

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:	\$ 280,600.00
Improvements:	<u>\$2,394,400.00</u>
Total:	\$2,675,000.00

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 26th day of April, 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on the record

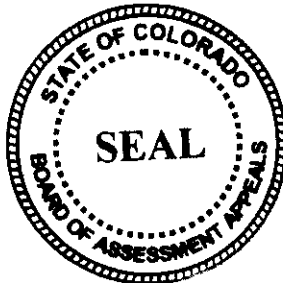
April 25, 2005

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 K. Steele
Keela K. Steele



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 42187

STIPULATION (As To Tax Years 2003 Actual Value)

FRANCES A KONCILJA,

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 residential and described as follows: 6930 S. Polo Ridge Dr.; County Schedule Number 2077-30-1-14-004; RA 642-018.

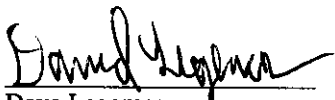
A brief narrative as to why the reduction was made: Analyzed market information.

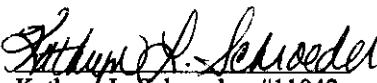
The parties have agreed that the 2003 actual value of the subject property should be reduced as follows:

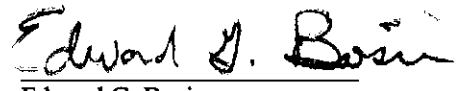
ORIGINAL VALUE		NEW VALUE (2003)	
Land	\$ 280,600	Land	\$ 280,600
Improvements	\$ 2,525,500	Improvements	\$ 2,394,400
Personal	\$ _____	Personal	\$ _____
Total	\$ 2,806,100	Total	\$ 2,675,000

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 on this matter be vacated or is unnecessary if one has not yet been scheduled.

DATED this 15th day of APRIL 2005.


Dave Legemos
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(303) 795-4639


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