

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 42200
Petitioner: JAMES GERARD & ELLEN MARIA HORGAN , 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.: 2075-08-3-00-003

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: \$1,990,000

(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 28th day of September 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record
September 27, 2005

Karen E Hart

Karen E. Hart

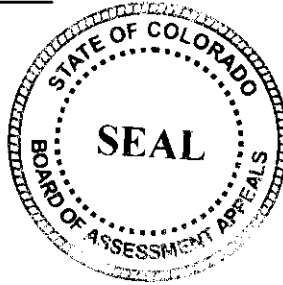
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

Keela Steele

Keela Steele



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 42200

ARAPAHOE COUNTY
SEP 21 2005
ATTORNEY'S OFFICE

STIPULATION (As To Tax Year 2003 Actual Value)

JAMES GERARD & ELLEN MARIA HORGAN,

Petitioner,

ARAPAHOE COUNTY

vs.

SEP 16 2005

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

ATTORNEY'S OFFICE

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 described as follows: 5600 Charlou Dr.; County Schedule Number 2075-08-3-00-003; RA 3939.

A brief narrative as to why the reduction was made: Analyzed market information and adjusted for location in relation to intersection and traffic.

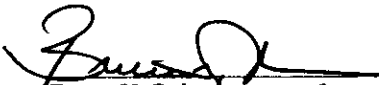
The parties have agreed that the 2003 actual value of the subject property should be reduced as follows:

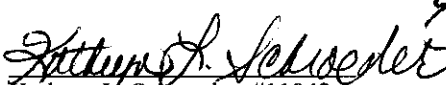
ORIGINAL VALUE		NEW VALUE (2003)	
Land	\$ 1,040,000	Land	\$ 600,000
Improvements	\$ 1,390,800	Improvements	\$ 1,390,000
Personal	\$ _____	Personal	\$ _____
Total	\$ 2,430,800	Total	\$ 1,990,000

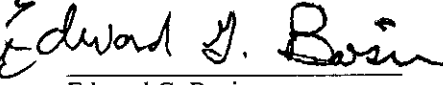
The valuation, as established above, shall be binding only with respect to the tax year 2003.

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 _____ day of _____ 2005.


Bruce H. Rabun 14269
Law Firm of Bruce H. Rabun LLC
7450 E. Progress Pl.
Greenwood Village, CO 80111


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