

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: MARSHALL G. & WENDY E. EMM, v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Marshall G. & Wendy E. Emm Address: 2460 S. Moline Way Aurora, CO 80014 Phone Number: 303.752.3476	Docket Number: 42222
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.: 1973-22-3-04-030

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:	\$ 60,000.00
Improvements:	\$ 83,000.00
Total:	\$143,000.00

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.

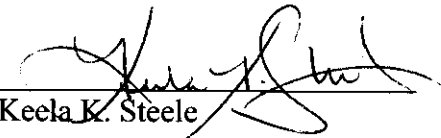
The Arapahoe County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 25th day of March, 2005.

This decision was put on the record

March 24, 2005

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


Keela K. Steele

BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 42222**

STIPULATION (As To Tax Year 2003 Actual Value)

MARSHALL G & WENDY E EMM,

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 described as follows: 1893 S. Chester Cir; County Schedule Number 1973-22-3-04-030; RA 3729.

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

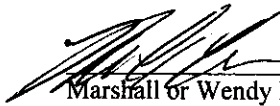
The parties have agreed that the 2003 actual value of the subject property should be reduced as follows:

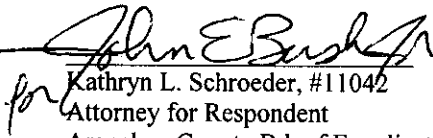
ORIGINAL VALUE		NEW VALUE (2003)	
Land	\$ 60,000	Land	\$ 60,000
Improvements	\$ 115,650	Improvements	\$ 83,000
Personal	\$ _____	Personal	\$ _____
Total	\$ 175,650	Total	\$ 143,000


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 11th day of March 2005.


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