

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 Petitioner: EDWARD & MIRIUM F. GIBBONS, v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Kenneth S. Kramer, Esq. Berenbaum, Weinshienk & Eason, P.C. Address: 370 17 th St., Ste 4800 Denver, CO 80202 Phone Number: 303.825.0800	Docket Number: 42386
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.: 2075-22-2-14-011

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:	\$ 65,000.00
Improvements:	<u>\$395,630.00</u>
Total:	\$460,630.00

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 14th day of August, 2004.

This decision was put on the record

August 12, 2004

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

BOARD OF ASSESSMENT APPEALS

Karen E. Hart
Karen E. Hart

Debra A. Baumbach
Debra A. Baumbach

Keela K. Steele
The seal is circular with a double border. The outer border contains the text "STATE OF COLORADO" at the top and "BOARD OF ASSESSMENT APPEALS" at the bottom. In the center of the seal, the word "SEAL" is printed.

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 42386**

STIPULATION (As To Tax Year 2003 Actual Value)

EDWARD & MIRIUM F GIBBONS,

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 condominiums described as follows: 9400 E. Maplewood Ave., County Schedule Number 2075-22-2-14-011; RA 3659-004.

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

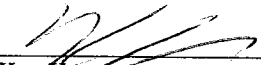
The parties have agreed that the 2003 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE (2003)	
Land	\$ 65,000	Land	\$ 65,000
Improvements	\$ 451,800	Improvements	\$ 395,630
Personal	\$ _____	Personal	\$ _____
Total	\$ 516,800	Total	\$ 460,630

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 _____, 2004.


Ken Kramer
Bernbaum Weinshienk & Eason
370 17th Street
Denver, CO 80202-5698


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