

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 44730</b>
Petitioner: <b>CONSTANCE L. HUSEMAN ,</b>  v.  Respondent: <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 2077-22-4-05-008**  
  
**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:  
  

**Total Value:            \$250,000**  
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2005 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 1st day of June 2006.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

May 31, 2006

*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 44730**

**STIPULATION (As To Tax Years 2005 Actual Value)**

**CONSTANCE L. HUSEMAN,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2006 MAY 30 AM 7:21

THE PARTIES TO THIS ACTION entered into a Stipulation regarding the tax year 2005 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 mixed use and described as follows: 6586 S. Broadway; County Schedule Number 2077-22-4-05-008; RA 747-004

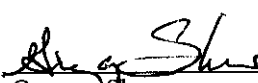
A brief narrative as to why the reduction was made: Analyzed market information and changed classification and assessed values from 100% commercial to mixed use residential and commercial.

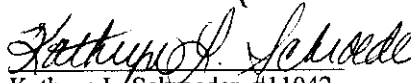
The parties have agreed that the 2005 actual value of the subject property should be reduced as follows:


ORIGINAL VALUE		NEW VALUE (2005)		
		RESIDENTIAL	COMMERCIAL	
Land	\$ 73,950	Land	\$ 66,555	\$ 7,395
Improvements	\$ 151,050	Improvements	\$ 158,445	\$ 17,605
Personal	\$ _____	Personal	\$ _____	\$ _____
Total	\$ 225,000	Total	\$ 225,000	\$ 25,000
		Assessment ratio	@ 7.96%	@29%

The valuation, as established above, shall be binding only with respect to the tax year 2005. 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 17<sup>th</sup> day of MAY 2006.

  
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