

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 44807</b>
Petitioner: <b>R. JOYCE ZEFF ,</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.: 2077-01-1-04-022**  
     **Category: Valuation      Property Type: Residential**
  
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:            \$3,600,000**  
     (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 10th day of August 2006.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

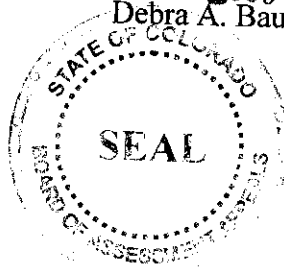
August 9, 2006

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.

Keela Steele  
Keela Steele

Debra A. Baumbach  
Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 44807

STIPULATION (As To Tax Year 2005 Actual Value)

R. JOYCE ZEFF,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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 an 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 and described as follows: 20 Sedgwick Dr.; County Schedule # 2077-01-1-04-022; RA 999-013.

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


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

ORIGINAL VALUE		NEW VALUE (2005)	
Land	\$ 835,600	Land	\$ 835,600
Improvements	\$ 3,015,000	Improvements	\$ 2,764,400
Personal	\$ _____	Personal	\$ _____
Total	\$ 3,850,600	Total	\$ 3,600,000

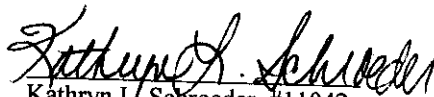
The valuation, as established above, shall be binding only with respect to the tax year 2005.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED this 31st day of July 2006.



Mike Walter  
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STATE OF COLORADO  
CLERK OF COURTS  
ARAPAHOE COUNTY