

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 48235</b>
Petitioner: <b>WILLIAM AND KAREN BAILEY ,</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.: 2071-33-3-06-034**

**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:  

**Total Value:            \$493,000**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2007 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 26th day of September 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

September 25, 2008

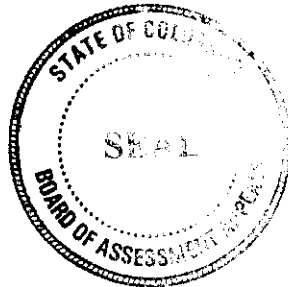
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*Karen E Hart*  
\_\_\_\_\_  
Karen E. Hart

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

*Toni Rigiroszi*  
\_\_\_\_\_  
Toni Rigiroszi



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 48235

STIPULATION (As To Tax Year 2007 Actual Value)

WILLIAM AND KAREN BAILEY

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2007 valuation of the subject property and jointly moves 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 single family residence and described as follows: 26841 E. Clifton Dr. County Schedule Number #2071-33-3-06-034 RA 2386-000

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

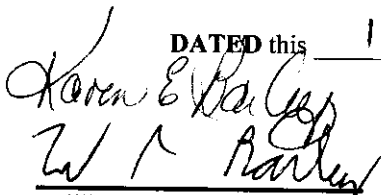
The parties have agreed that the 2007 actual value of the subject property should be reduced as follows:

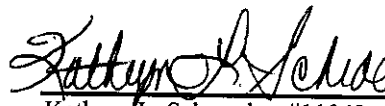
ORIGINAL VALUE		NEW VALUE (2007)	
Land	\$ 100,000	Land	\$ 100,000
Improvements	\$ 427,900	Improvements	\$ 393,000
Personal	\$ _____	Personal	\$ _____
Total	\$ 527,900	Total	\$ 493,000


The valuation, as established above, shall be binding only with respect to the tax year 2007.

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 10<sup>th</sup> day of SEPTEMBER 2008 2007.

  
William and Karen Bailey  
26841 E. Clifton Dr.  
Aurora, CO 80016

  
Kathryn L. Schroeder, #11042  
Arapahoe Cty. Bd. Equalization  
5334 S. Prince Street  
Littleton, CO 80166

  
Corbin Sakol  
Arapahoe County  
Assessor  
5334 S. Prince Street  
Littleton, CO 80166