

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>PAMELA J EGAN</p> <p>v.</p> <p>Respondent:</p> <p>ARAPAHOE COUNTY BOARD OF EQUALIZATION</p>	<p>Docket No.: 66625</p>
<p>ORDER ON STIPULATION</p>	

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 Order on Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.:	1973-28-3-05-014
Appeal Category:	VALUATION
Current Classification:	COMMERCIAL

2. Petitioner is protesting the 2015 classification of the subject property.

3. The parties agreed that the 2015 classification of the subject property should be as follows:

Classification:	RESIDENTIAL
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(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

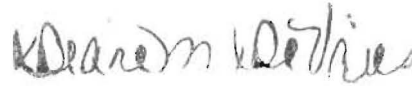
ORDER:

Respondent is ordered to change the 2015 classification 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 September, 2016.

BOARD OF ASSESSMENT APPEALS

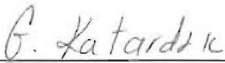


Diane M. DeVries



Debra A. Baumbach

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



Gordana Katardzic

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 66625
STIPULATION as To Tax Years 2015/2016 Actual Value

STATE OF COLORADO
BD OF ASSESSMENT APPEALS
2016 AUG 30 AM 9:20

PAMELA EGAN,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax years 2015/2016 valuation and classification of the property listed in this Petition and jointly move the Board of Assessment Appeals to enter its Order based on this stipulation. Conference calls with the petitioner and respondent have resulted in the following agreement:

Subject property is currently classified as **COMMERCIAL** and described as follows: **2550 S. Syracuse Way**, County Schedule Number: **1973-28-3-05-014**.

A brief narrative as to why the change in classification is made: Leases provided by Petitioner establish classification as residential is correct.

The parties have agreed that the 2015/2016 classification of the property shall be **RESIDENTIAL** and the actual value of the subject property shall be as follows:

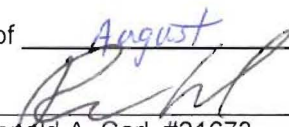
ORIGINAL VALUE		NEW VALUE	
2015/2016		No Change	
Land	\$52,248	Land	\$52,248
Improvements	\$117,752	Improvements	\$117,752
Personal	\$	Personal	\$
Total	\$170,000	Total	\$170,000

The valuation, as established above, shall be binding only with respect to the tax years 2015/2016. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value. Respondent reserves the right to account for any value added or subtracted by any "unusual conditions" (as defined in and limited by C.R.S. § 39-1-104(11)(b)(I)) that may have occurred between 1/1/2015 and 1/1/2016 **Petitioner does not waive the right to dispute any value added or subtracted by any "unusual condition" so accounted for by the Assessor.**

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled. Petitioner agrees to waive the right to any further appeal for the assessment years covered by this Stipulation.

DATED the 30th day of August 2016.


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