

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>JOHN A. GERAGHTY,</p> <p>v.</p> <p>Respondent:</p> <p>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</p>	▲
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: John A. Geraghty Address: 5771 South Kalispell Court Aurora, Colorado 80015 Phone Number: (303) 693-6107 E-mail: Attorney Reg. No.:</p>	<p>Docket Number: 38468</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 decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: 2073-17-3-03-002
Category: Valuation **Property Type: Residential**

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

Land	\$ 50,000.00
Improvements	<u>\$275,850.00</u>
Total	\$325,850.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

The Arapahoe County Assessor is directed to change his records accordingly.

DATED/MAILED this 7th day of May, 2002.

BOARD OF ASSESSMENT APPEALS

Karen E Hart
Karen E. Hart

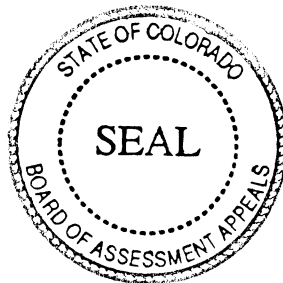
Debra A. Baumbach
Debra A. Baumbach

This decision was put on the record

May 6, 2002

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

Diane Von Dollen
Diane Von Dollen



Docket Number 38468

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 38468

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02 MAY -3 PM 12:02
STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

STIPULATION AND ORDER (As To Tax Year 2001 Actual Value)

JOHN A GERAGHTY,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. 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:

5771 S. Kalispell Ct.; County Schedule number 2073-17-3-03-002; RA 1416

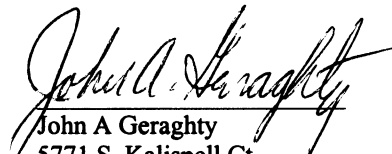
A brief narrative as to why the reduction was made: Analyzed market information & recognized extraordinary deferred maintenance.

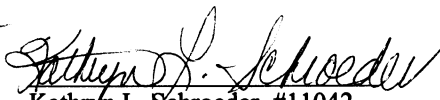
The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:

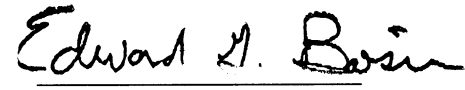
ORIGINAL VALUE		NEW VALUE (1999)	
Land	\$ 50,000	Land	\$ 50,000
Improvements	\$ 306,500	Improvements	\$ 275,850
Personal		Personal	\$ _____
Total	\$ 356,500	Total	\$ 325,850

The Board concurs with the Stipulation.

DATED this 12th day of MAY 2002.


John A Geraghty
5771 S. Kalispell Ct.
Aurora, CO 80014


Kathryn L. Schroeder, #11042
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