

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>STEVE BERLAU,</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: Mr. Dan Mayer Elite Property Services, Inc.</p> <p>Address: 5025 Boardwalk Drive, Suite 300 Colorado Springs, Colorado 80919</p> <p>Phone Number: 719-594-6440</p>	<p>Docket Number: 38584</p>
<p align="center">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.: 2073-19-3-07-004

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	\$ 135,000.00
Improvements	\$ 405,000.00
Total	\$ 540,000.00

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 12th day of December, 2002.

This decision was put on the record

December 11, 2002

BOARD OF ASSESSMENT APPEALS

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

Marian F. Brennan
Marian F. Brennan



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 38584

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

STEVE BERLAU,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

02 DEC 11 PM 12:11
APPEALS

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 residential and described as follows:

6654 S. Atchison Wy.; County Schedule Number 2073-19-3-07-004; RA-2133-014

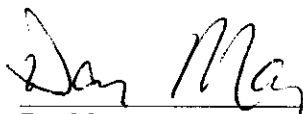
A brief narrative as to why the reduction was made: Analyzed market information.

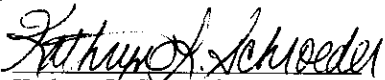
The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:

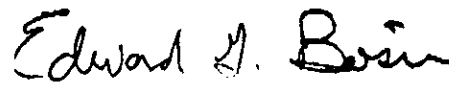
ORIGINAL VALUE		NEW VALUE (2001)	
Land	\$ 135,000	Land	\$ 135,000
Improvements	\$ 449,800	Improvements	\$ 405,000
Personal	\$ _____	Personal	\$ _____
Total	\$ 584,800	Total	\$ 540,000

The Board concurs with the Stipulation.

DATED this 3 day of December 2002.


Dan Mayer
Elite Property Services
5025 Boardwalk Dr., Ste. 300
Colorado Springs, CO 80919


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