

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>DOUGLAS H. & JOAN KIRKPATRICK,</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: Douglas H. & Joan Kirkpatrick Address: 3995 S. Colorado Boulevard Englewood, Colorado 80110 Phone Number: 303-762-9050</p>	<p>Docket Number: 39001</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.: 2077-01-4-01-009

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	\$	1,067,150.00
Improvements	\$	<u>802,850.00</u>
Total	\$	1,870,000.00

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 15th day of November, 2002.

This decision was put on the record

November 14, 2002

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

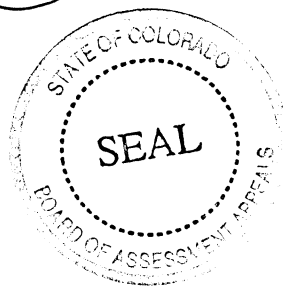
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

Debra A. Baumbach

Debra A. Baumbach

Marian F. Brennan

Marian F. Brennan



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 39001**

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

DOUGLAS H. & JOAN KIRKPATRICK,

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 residential and described as follows:

3995 S. Colorado Blvd; County Schedule Number 2077-01-4-01-009 RA 1183

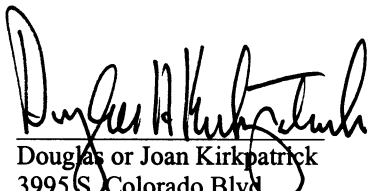
A brief narrative as to why the reduction was made: Analyzed market information and applied functional obsolescence.

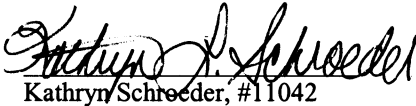
The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:

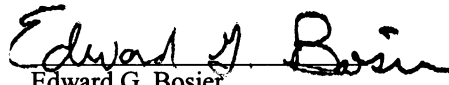
ORIGINAL VALUE		NEW VALUE (2001)	
Land	\$ 1,067,150	Land	\$ 1,067,150
Improvements	\$ 1,257,450	Improvements	\$ 802,850
Personal		Personal	\$
Total	\$ 2,324,600	Total	\$ 1,870,000

The Board concurs with the Stipulation.

DATED this 30th day of October 2002.


Douglas or Joan Kirkpatrick
3995 S. Colorado Blvd
Englewood, CO 80110-5037


Kathryn Schroeder, #11042
Attorney for Respondent
Arapahoe County Bd. of Equalization
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Edward G. Bosier
Arapahoe County Assessor
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