

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>MARCIA P. LYONS,</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: James M. Lyons, Esq. Address: 1200 17th Street, Suite 3000 Denver, CO 80202 Phone Number: (303) 623-9000 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 39019</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.: 2075-07-4-07-002

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	\$ 585,000.00
Improvements	\$ 765,000.00
Total	\$1,350,000.00

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 22nd day of June, 2002.

This decision was put on the record

June 21, 2002

BOARD OF ASSESSMENT APPEALS

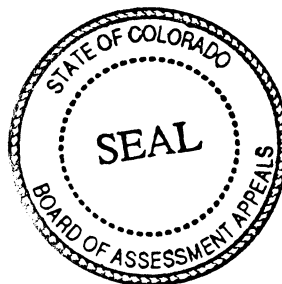
Karen E Hart
Karen E. Hart

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

Penny S. Bunnell
Penny S. Bunnell

Docket Number 39019



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 39019

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

MARCIA P LYONS,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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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 described as follows:

4880 S. Fairfax St.; County Schedule Number 2075-07-4-07-002; RA-4291

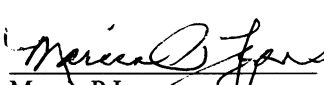
A brief narrative as to why the reduction was made: Analyzed market information.

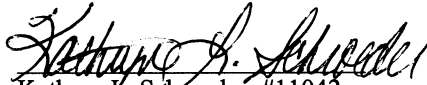
The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:

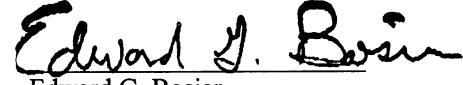
ORIGINAL VALUE		NEW VALUE (2001)	
Land	\$ 585,000	Land	\$ 585,000
Improvements	\$ 1,015,000	Improvements	\$ 765,000
Personal	\$ _____	Personal	\$ _____
Total	\$ 1,600,000	Total	\$ 1,350,000

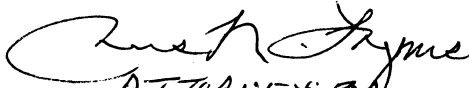
The Board concurs with the Stipulation.

DATED this _____ day of _____ 2002.


Marcia P Lyons
c/o James M. Lyons
1200 17th Street #3000
Denver, CO 80202


Kathryn L. Schroeder, #11042
Attorney for Respondent
Arapahoe County Bd. of Equalization
5334 South Prince Street
Littleton, CO 80166
(303) 795-4639


Edward G. Bosier
Arapahoe County Assessor
5334 South Prince Street
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(303) 795-4600


ATTORNEY FOR
PETITIONER