

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>ARTHUR R. & ELLEN KLAVAN,</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: Arthur R. & Ellen Klavan Address: P.O. Box 13944 Denver, CO 80201-3944 Phone Number: 303-521-3944</p>	<p>Docket Number: 39176</p>
<p style="text-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.: 1975-19-4-21-015

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	\$ 25,000.00
Improvements	<u>\$127,000.00</u>
Total	\$152,000.00

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 23rd day of November, 2002.

This decision was put on the record

November 22, 2002

BOARD OF ASSESSMENT APPEALS

Karen E Hart

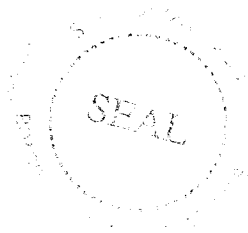
Karen E. Hart

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

Judy A. Wenable
Judy A. Wenable



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 39176

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

ARTHUR R & ELLEN KLAVAN,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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BOARD OF ASSESSMENT 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:

1601 S. Fraser Way; County Schedule Number 1975-19-4-21-015 RA 4205-002

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

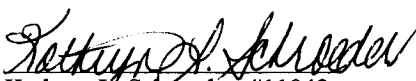
The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:

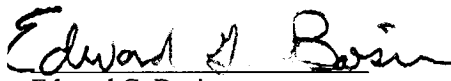
ORIGINAL VALUE		NEW VALUE (2001)	
Land	\$ 25,000	Land	\$ 25,000
Improvements	\$ 135,000	Improvements	\$ 127,000
Personal		Personal	\$
Total	\$ 160,000	Total	\$ 152,000

The Board concurs with the Stipulation.

DATED this 10th day of November 2002.


Arthur or Ellen Klavan
P.O. Box 113944
Denver, CO 80201-3944


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