

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>DIAN GOLDBERG,</b></p> <p>v.</p> <p>Respondent:</p> <p><b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b></p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Elite Property Services Inc. Dan Mayer</p> <p>Address: 5025 Boardwalk Drive #300 Colorado Springs, CO 80919</p> <p>Phone Number: (719) 594-6440</p>	<p><b>Docket Number: 40567</b></p>
<p align="center"><b>ORDER ON STIPULATION</b></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.: 1975-30-4-25-002**

**Category: Valuation      Property Type: Commercial**
2. Petitioner is protesting the 2002 actual value of the subject property.

3. The parties agreed that the 2002 actual value of the subject property should be reduced to:

Land	\$ 39,360.00
Improvements	<u>\$380,640.00</u>
Total	\$420,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2002 actual value of the subject property, as set forth above.

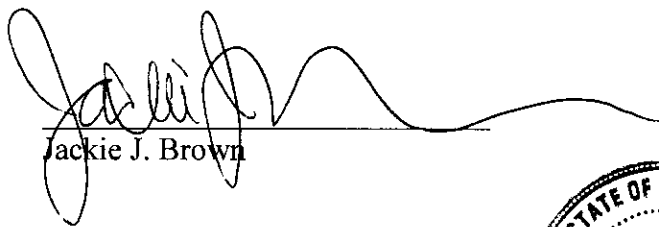
The Arapahoe County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 12<sup>th</sup> day of September, 2003.


This decision was put on the record


September 11, 2003

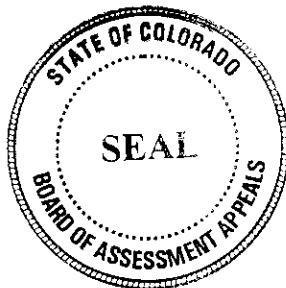
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals

  
\_\_\_\_\_  
Jackie J. Brown

**BOARD OF ASSESSMENT APPEALS**

  
\_\_\_\_\_  
Karen E. Hart

  
\_\_\_\_\_  
Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO 40567**

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**STIPULATION (As To Tax Year 2002 Actual Value)**

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**DIAN GOLDBERG,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2002 valuation of the subject property and jointly move the Board of Assessment Appeals to enter its Order based on this stipulation. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is special purpose as special purpose described as follows: 15151 E. Wesley Ave.; County Schedule Number 1975-30-4-25-002; RA 115-018.

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

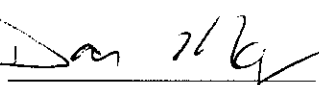
The parties have agreed that the 2002 actual value of the subject property should be reduced as follows:

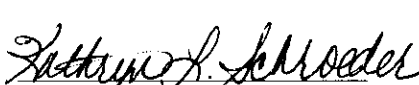
ORIGINAL VALUE		NEW VALUE (2002)	
Land	\$ 39,360	Land	\$ 39,360
Improvements	\$ 430,640	Improvements	\$ 380,640
Personal	\$ _____	Personal	\$ _____
Total	\$ 470,000	Total	\$ 420,000

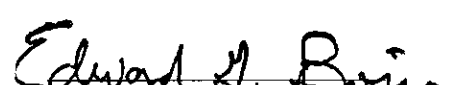
The valuation, as established above, shall be binding only with respect to the tax year 2002.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED this 2 day of Sept 2003.

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

  
Kathryn L. Schroeder, #11042  
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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