

<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>FREDRICK HAYNES,</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: Dan George 1<sup>st</sup> Net Real Estate Services Address: 2255 S. Wadsworth Blvd., Suite 108 Lakewood, CO 80227 Phone Number: (720) 962-5750</p>	<p><b>Docket Number: 41460</b></p>
<p><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.: 2077-01-2-01-007**

**Category: Valuation                      Property Type: Commercial**
2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Land	\$ 844,000.00
Improvements	<u>\$1,056,000.00</u>
Total	\$1,900,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2003 actual value of the subject property, as set forth above.

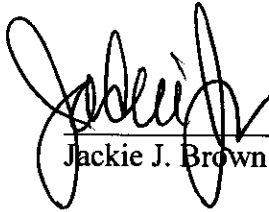
The Arapahoe County Assessor is directed to change his/her records accordingly.

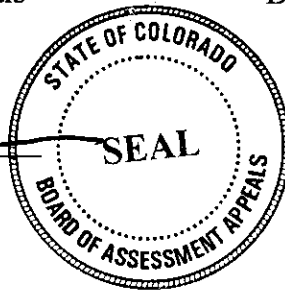
**DATED/MAILED** this 4<sup>th</sup> day of May, 2004.

This decision was put on the record

May 3, 2004

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  
DOCKET NUMBER 41460

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BOARD OF ASSESSMENT APPEALS

STIPULATION (As To Tax Year 2003 Actual Value)

FREDRICK HAYNES,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2003 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 classified as residential described as follows: 3 Sunrise Dr.; Schedule Number 2077-01-2-01-007; RA 3165-051.

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

The parties have agreed that the 2003 actual value of the subject property should be reduced as follows:

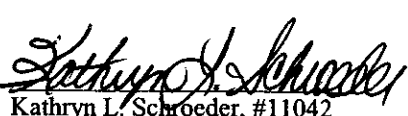
ORIGINAL VALUE		NEW VALUE (2003)	
Land	\$ 844,000	Land	\$ 844,000
Improvements	\$ 1,117,400	Improvements	\$ 1,056,000
Personal	\$ _____	Personal	\$ _____
Total	\$ 1,961,400	Total	\$ 1,900,000

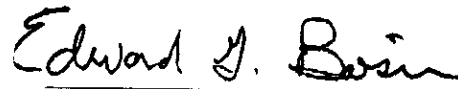
The valuation, as established above, shall be binding only with respect to the tax year 2003.

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 \_\_\_\_\_ day of \_\_\_\_\_ 2004.

  
Dan George  
1<sup>st</sup> Net Real Estate Service  
2255 S. Wadsworth Blvd, Ste. 108  
Lakewood, CO 80227

  
Kathryn L. Schroeder, #11042  
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Edward G. Bosier  
Arapahoe County Assessor  
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