

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

Total Value: \$851,000
(Reference Attached Stipulation)

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 AND MAILED this 7th day of May 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

May 5, 2005

Karen E Hart

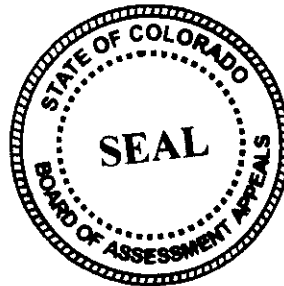
Karen E. Hart

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

Keela Steele
Keela Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 41794**

STIPULATION (As To Tax Year 2003 Actual Value)

GEORGE H & DIANA HEFFRON,

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 single family residence and described as follows: 2555 Cherryridge Rd; County Schedule Number 2077-12-2-02-034; RA 3927-032.

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:

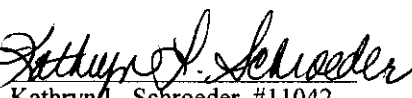
ORIGINAL VALUE		NEW VALUE (2003)	
Land	\$ 500,000	Land	\$ 500,000
Improvements	\$ 365,000	Improvements	\$ 351,000
Personal	\$ _____	Personal	\$ _____
Total	\$ 865,000	Total	\$ 851,000

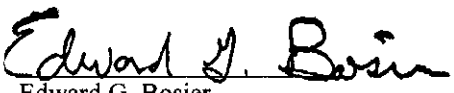
The valuation, as established above, shall be binding only with respect to the tax year 2003.

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 25 day of April 2005.


Greg Evans
Bridge & Associates
P.O. Box 280367
Lakewood, CO 80228


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
Littleton, CO 80166
(303) 795-4600