

<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>MICHAEL A. &amp; MARY J. PISANO,</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: Michael A. &amp; Mary J. Pisano Address: 840 Front Range Road Littleton, CO 80120 Phone Number: 303.794.8861</p>	<p><b>Docket Number: 41880</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.: 2077-28-2-14-001**

**Category: Valuation      Property Type: Residential**
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:	\$142,400.00
Improvements:	<u>\$236,600.00</u>
Total:	\$379,000.00

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 17<sup>th</sup> day of April, 2005.

This decision was put on the record

April 15, 2005

**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

Keela K. Steele



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 41880

STIPULATION (As To Tax Years 2003 Actual Value)

MICHAEL A & MARY J PISANO,

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 and described as follows: 840 Front Range Rd, County Schedule Number: 2077-28-2-14-001; RA 3219.

A brief narrative as to why the reduction was made: Analyzed market information and considered functional and economic obsolescence.

ORIGINAL VALUE	
Land	\$ 142,400
Improvements	\$ 262,000
Personal	\$ _____
Total	\$ 404,400


NEW VALUE (2003)	
Land	\$ 142,400
Improvements	\$ 236,600
Personal	\$ _____
Total	\$ 379,000

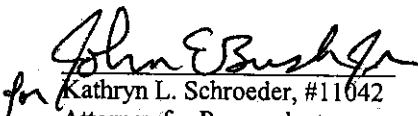
The parties have agreed that the 2003 actual value of the subject property should be reduced as follows:


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 on this matter be vacated or is unnecessary if one has not yet been scheduled.

DATED this 31 day of MARCH 2005.

  
Michael or Mary Pisano  
840 Front Range Rd  
Littleton, Co 80120-4050

  
for Kathryn L. Schroeder, #11042  
Attorney for Respondent  
Arapahoe Cty 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

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