

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Petitioner:

**CHARLES WHEELER SMEDLEY,**

v.

Respondent:

**ARAPAHOE COUNTY BOARD OF  
EQUALIZATION.**

Attorney or Party Without Attorney for the Petitioner:

Name: Steve Letman  
Consultus Asset Valuation, Inc.  
Address: 16-A Inverness Pl. East  
Englewood, CO 80111  
Phone Number: 303.770.2420

**Docket Number: 42040**

**ORDER ON STIPULATION**

**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.: 2077-15-3-00-007**

**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:	\$ 91,875.00
Improvements:	<u>\$123,825.00</u>
Total:	\$215,700.00

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 25<sup>th</sup> day of January, 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on the record

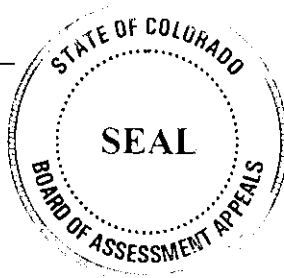
January 21, 2005

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

Keefa K. Steele  
Keefa K. Steele



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 42040

STIPULATION (As To Tax Year 2003 Actual Value)

CHARLES WHEELER SMEDLEY,

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 special purpose described as follows: 199 W. Littleton Blvd; County Schedule Number 2077-15-3-00-007; RA 2848-009.

A brief narrative as to why the reduction was made: Analyzed cost, market and income information


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

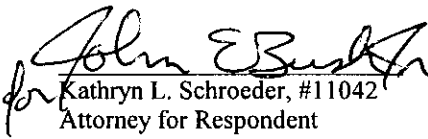
ORIGINAL VALUE		NEW VALUE (2003)	
Land	\$ 91,875	Land	\$ 91,875
Improvements	\$ 309,125	Improvements	\$ 123,825
Personal	\$ _____	Personal	\$ _____
Total	\$ 401,000	Total	\$ 215,700


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 11 day of JANUARY 2005.

  
Jason Lehman  
Consultus  
16-A Inverness Pl E.  
Englewood, CO 80112  
(303) 770-2420

  
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