

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 42057
Petitioner: WILLIAM & DORIS ERICKSON , v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION.	
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.: 2077-02-2-08-034+1

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:

Total Value: \$1,559,583
 (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 3rd day of October 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

September 30, 2005

Karen E Hart

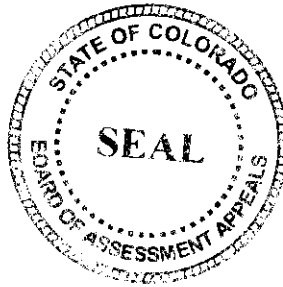
Karen E. Hart

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 42057**

STIPULATION (As To Tax Year 2003 Actual Value)

WILLIAM & DORIS ERICKSON,

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: 10 Martin Ln; see schedule numbers below; RA #'s 2848-024 & 25.

A brief narrative as to why the reduction was made: Analyzed market information & recognized that parcel 038 cannot be improved with a residence plus recognized impact on both parcels of private road, bridge, access, Little Dry Creek, and existing easements.

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

ACTUAL VALUES, AS ASSIGNED BY ARAPAHOE COUNTY

SCHEDULE NO.	LAND VALUE	IMPROVEMENTS	TOTAL 2003 ACTUAL VALUE
2077-02-2-08-034	\$750,000	\$502,300	\$1,252,300
2077-02-2-08-038	\$577,500	\$ 15,608	\$ 593,108

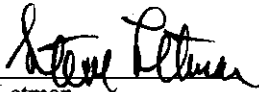
ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

SCHEDULE NO.	LAND VALUE	IMPROVEMENTS	TOTAL 2003 ACTUAL VALUE
2077-02-2-08-034	\$712,500	\$502,300	\$1,214,800
2077-02-2-08-038	\$329,175	\$ 15,608	\$ 344,783
TOTAL			\$1,559,583

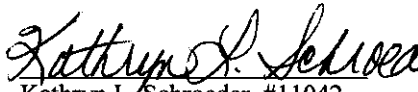
The valuation, as established above, shall be binding only with respect to the tax year 2003.

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

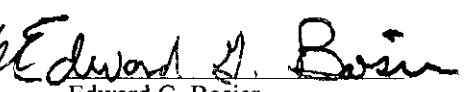
DATED this 22 day of SEPT 2005



Steve Letman
Consultus
16-A Inverness Pl. E
Englewood, CO 80111



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

Docket 42057

ARAPAHOE COUNTY

SEP 27 2005

ATTORNEY'S OFFICE