

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>ALAN ROSENCRANS,</b>  v.  Respondent:  <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b>	
Attorney or Party Without Attorney for the Petitioner:  Name: Alan Rosencrans Address: 4787 S. Ivory Court Aurora, CO 80015 Phone Number: 303.690.3309	<b>Docket Number: 42209</b>
<b>ORDER ON STIPULATION</b>	

**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.: 2073-08-3-16-006**  
  
**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:	\$ 50,000.00
Improvements:	<u>\$350,000.00</u>
Total:	\$400,000.00

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 7<sup>th</sup> day of February, 2005.

This decision was put on the record

February 4, 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  
Keela K. Steele



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 42209

STIPULATION (As To Tax Year 2003 Actual Value)

ALAN ROSENCRANS,

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: 4787 S. Ivory Ct.; County Schedule Number 2073-08-3-16-006; RA 3024.

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	\$ 50,000	Land	\$ 50,000
Improvements	\$ 413,900	Improvements	\$ 350,000
Personal	\$ _____	Personal	\$ _____
Total	\$ 463,900	Total	\$ 400,000

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 27 day of JANUARY 2005.

  
Alan Rosencrans

4787 S. Ivory Court  
Aurora, CO 80015  
(303) 690-3309

  
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