

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: <b>JOHN-HANS &amp; UTA TRABANDT,</b>	
v. Respondent: <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b>	
Attorney or Party Without Attorney for the Petitioner: Name: John-Hans & Uta Trabandt 6313 South Yates Court Address: Littleton, CO 80123 Phone Number: 303-794-4966	<b>Docket Number: 42393</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.: 2077-19-3-08-013**  
**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:           \$410,000**  
(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

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*Karen E Hart*

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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*

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Debra A. Baumbach

*Keela Steele*

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Keela Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 42393**

**STIPULATION (As To Tax Years 2003 Actual Value)**

**JOHN-HANS & UTA TRABANDT,**

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: 6313 S. Yates Ct., County Schedule Number: 2077-19-3-08-013; RA 3647.

A brief narrative as to why the reduction was made: Analyzed market information and recognized deferred maintenance.


ORIGINAL VALUE		NEW VALUE (2003)	
Land	\$ 95,000	Land	\$ 95,000
Improvements	\$ 345,500	Improvements	\$ 315,000
Personal	\$ _____	Personal	\$ _____
Total	\$ 440,500	Total	\$ 410,000

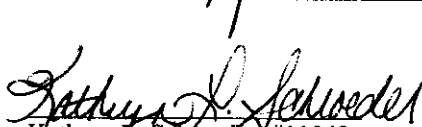
The parties have agreed that the 2003 actual value of the subject property should be reduced as follows:

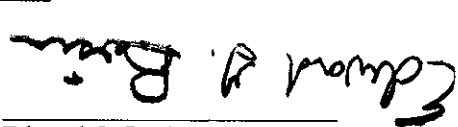
The valuation, as established above, shall be binding only with respect to the tax year 2003.

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 27<sup>th</sup> day of April 2005.

  
John-Hans or Uta Trabandt  
6313 S. Yates Court  
Littleton, CO 80123

  
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

*agreed upon  
by phone discussion  
with  
Mr. John Williams  
on April 22-05*