

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 43601
Petitioner: ELIZABETH BARDSLEY LUCE , v. Respondent: ARAPAHOE COUNTY BOARD OF COMMISSIONERS.	
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.: 2075-08-2-09-011

Category: Abatement Property Type: Residential
2. Petitioner is protesting the 01-02 actual value of the subject property.
3. The parties agreed that the 01-02 actual value of the subject property should be reduced to:

Total Value: \$3,216,000
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 01-02 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 30th day of September 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record
September 28, 2005

Karen E Hart

Karen E. Hart

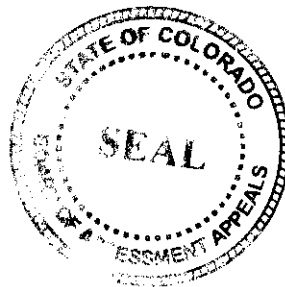
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Keela Steele

Keela Steele

Debra A. Baumbach

Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 43601

ARAPAHOE COUNTY

SEP 21 2005

ATTORNEY'S OFFICE

STIPULATION (As To Tax Years 2001 & 2002 Actual Value)

ARAPAHOE COUNTY

ELIZABETH BARDSLEY LUCE,

SEP 23 2005

ARAPAHOE COUNTY

Petitioner,

ATTORNEY'S OFFICE

SEP 16 2005

vs.

ATTORNEY'S OFFICE

ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2001 & 2002 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 described as follows: 61 Charlou Cir.; County Schedule Number 2075-08-2-09-011; 2001 & 2002 Abatements.

A brief narrative as to why the reduction was made: Analyzed market information and percentage of completion as of 1/1/01 and 1/1/02.

The parties have agreed that the 2001 & 2002 actual values of the subject property should be reduced as follows:

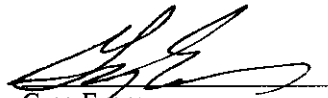
ORIGINAL VALUE 2001		NEW VALUE (2001) [no chg]	
Land	\$ 700,000	Land	\$ 700,000
Improvements	\$ 516,000	Improvements	\$ 516,000
Personal	\$ _____	Personal	\$ _____
Total	\$ 1,216,000	Total	\$ 1,216,000

ORIGINAL VALUE 2002		NEW VALUE (2002)	
Land	\$ 700,000	Land	\$ 700,000
Improvements	\$ 1,593,400	Improvements	\$ 1,300,000
Personal	\$ _____	Personal	\$ _____
Total	\$ 2,293,400	Total	\$ 2,000,000

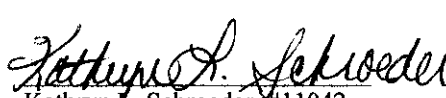
The valuation, as established above, shall be binding only with respect to the tax years 2001 & 2002.

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

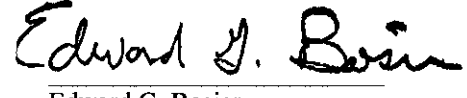
DATED this 14 day of September 2005.



Greg Evans
Bridge & Associates
P.O. Box 280367
Lakewood, CO 80228



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 # 43601

ARAPAHOE COUNTY

SEP 23 2005

ATTORNEY'S OFFICE

ARAPAHOE COUNTY

SEP 16 2005

ATTORNEY'S OFFICE