

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner:  <b>MARY C. MCNICHOLAS,</b>  v.  Respondent:  <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b>	
Attorney or Party Without Attorney for the Petitioner:  Name:                   Howard M. Licht Licht & Company, Inc. Address:               9101 E. Kenyon Ave., Ste. 3900 Denver, CO 80237 Phone Number:       303.575.9306	<b>Docket Number: 43661</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.: 2077-01-3-01-001**  
  
**Category: Valuation           Property Type: Residential**
2. Petitioner is protesting the 2004 actual value of the subject property.

3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Land:	\$1,744,125.00
Improvements:	\$ 621,875.00
Total:	\$2,366,000.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2004 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 16<sup>th</sup> day of December, 2004.

This decision was put on the record

December 15, 2004

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

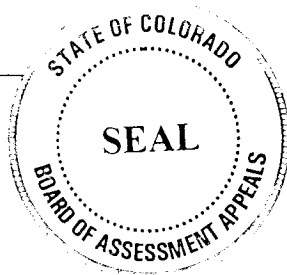
Karen E. Hart

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 43661**

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**STIPULATION (As To Tax Year 2004 Actual Value)**

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**MARY C MCNICHOLAS,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2004 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: 4150 S. University Blvd.; Schedule Number 2077-01-3-01-001; RA 352-010.

A brief narrative as to why the reduction was made: Applied 2003 settled value. No unusual conditions exist between 2003 and 2004.


The parties have agreed that the 2004 actual value of the subject property should be reduced as follows:

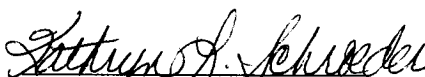
ORIGINAL VALUE		NEW VALUE (2004)	
Land	\$ 1,976,675	Land	\$ 1,744,125
Improvements	\$ 1,190,125	Improvements	\$ 621,875
Personal	\$ _____	Personal	\$ _____
Total	\$ 3,166,800	Total	\$ 2,366,000


The valuation, as established above, shall be binding only with respect to the tax year 2004.

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 30<sup>th</sup> day of November 2004.

  
Howard Licht  
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