

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 43794</b>
Petitioner:  <b>JAMES G. HUNT ,</b>  v.  Respondent:  <b>ARAPAHOE COUNTY BOARD OF COMMISSIONERS.</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.: 2077-11-1-08-002**

**Category: Abatement      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:            \$2,850,000**

(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 25th day of April 2006.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

April 24, 2006

*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



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 43794**

---

**STIPULATION (As To Tax Year 2003 Abatement Actual Value)**

---

**JAMES G. HUNT,**

Petitioner,

vs.

**ARAPAHOE BOARD OF COUNTY COMMISSIONERS,**

Respondent.

---

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2003 Abatement 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 commercial and described as follows: 1776 E. Tufts Ave., County Schedule Number 2077-11-1-08-002; 2003 Abatement

A brief narrative as to why the reduction was made: Analyzed market information.

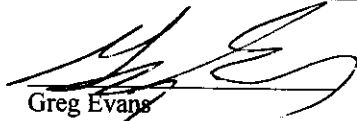
The parties have agreed that the 2003 Abatement actual value of the subject property should be reduced as follows:

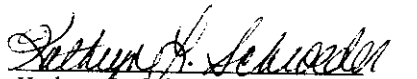
ORIGINAL VALUE		NEW VALUE (2003 Abatement)	
Land	\$ 1,709,000	Land	\$ 1,709,000
Improvements	\$ 1,311,100	Improvements	\$ 1,141,000
Personal	\$ _____	Personal	\$ _____
Total	\$ 3,020,100	Total	\$ 2,850,000


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 11<sup>th</sup> day of April 2006.

  
Greg Evans  
Bridge & Associates  
390 Union Blvd., Ste. 330  
Lakewood, CO 80228-1557

  
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

2006 MAR 24 AM 8:03  
STATE OF COLORADO  
COUNTY OF ARAPAHOE