

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44242
Petitioner: WILLIAM & DORIS ERICKSON , v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION.	
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.: 2077-02-2-08-034+1

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:

Total Value: \$1,559,583

(Reference Attached Stipulation)
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 AND MAILED this 3rd day of October 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record
September 30, 2005

Karen E Hart

Karen E. Hart

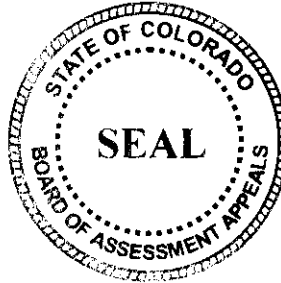
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Keela Steele

Keela Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 44242**

STIPULATION (As To Tax Year 2004 Actual Value)

WILLIAM & DORIS ERICKSON,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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 and described as follows: 10 Martin Ln.; see schedule numbers below; RA #'s 157-018 & 19.

A brief narrative as to why the reduction was made: Analyzed market information & recognized that parcel 038 cannot be improved with a residence plus recognized impact on both parcels of private road, bridge, access, Little Dry Creek, and existing easements.

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

ACTUAL VALUES, AS ASSIGNED BY ARAPAHOE COUNTY

SCHEDULE NO.	LAND VALUE	IMPROVEMENTS	TOTAL 2004 ACTUAL VALUE
2077-02-2-08-034	\$750,000	\$502,300	\$1,252,300
2077-02-2-08-038	\$577,500	\$ 15,608	\$ 593,108

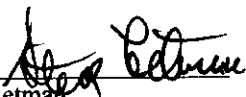
ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

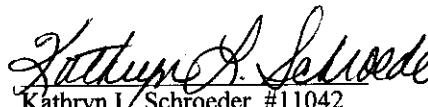
SCHEDULE NO.	LAND VALUE	IMPROVEMENTS	TOTAL 2004 ACTUAL VALUE
2077-02-2-08-034	\$712,500	\$502,300	\$1,214,800
2077-02-2-08-038	\$329,175	\$ 15,608	\$ 344,783
TOTAL			\$1,559,583

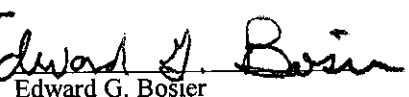
The valuation, as established above, shall be binding only with respect to the tax year 2004.

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 22 day of SEPT 2005


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Docket 44242

ARAPAHOE COUNTY
SEP 27 2005
ATTORNEY'S OFFICE