

ORDER:

Respondent is ordered to reduce the 2005 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 10th day of August 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

August 9, 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
Keela Steele



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 44851

STIPULATION (As To Tax Year 2005 Actual Value)

GEORGE W. CALKINS,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2005 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 special purpose and described as follows: 4695 S. Broadway, Schedule Number 2077-10-2-31-010; RA 2567-039.

A brief narrative as to why the reduction was made: Analyzed cost, market & income information.

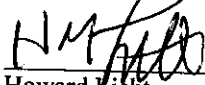
The parties have agreed that the 2005 actual value of the subject property should be reduced as follows:

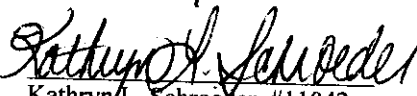
ORIGINAL VALUE		NEW VALUE (2005)	
Land	\$ 426,563	Land	\$ 426,563
Improvements	\$ 43,437	Improvements	\$ 20,580
Personal	\$ _____	Personal	\$ _____
Total	\$ 470,000	Total	\$ 447,143

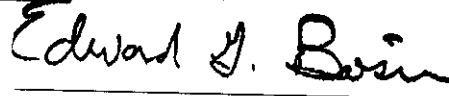
The valuation, as established above, shall be binding only with respect to the tax year 2005.

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 31st day of July


Howard Licht
Licht & Co., Inc.
9101 E. Kenyon Ave., Ste. 3900
Denver, CO 80237


Kathryn L. Schroeder, #11042
Attorney for Respondent
Arapahoe County Bd. of Equalization
5334 South Prince Street
Littleton, CO 80166
(303) 795-4639

2006.

Edward G. Bosier
Arapahoe County Assessor
5334 South Prince Street
Littleton, CO 80166
(303) 795-4600