BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44952
Petitioner: **CARLTON R. JENNINGS & JUDY C. GEIGER-JENNINGS, JT TEN,** 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.: 2077-13-1-01-050

   Category: Valuation **Property Type: Residential**

2. Petitioner is protesting the 2005 actual value of the subject property.

3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

   Total Value: $1,280,000

   (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

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 20th day of September 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record
September 19, 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

Marian Brennan
Marian Brennan

STATE OF COLORADO
SEAL
BOARD OF ASSESSMENT APPEALS

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 44952

STIPULATION (As To Tax Year 2005 Actual Value)

CARLTON R. JENNINGS & JUDY C. GEIGER-JENNINGS, JT TEN,

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 residential and described as follows: 3601 E. Garden Ave.; County Schedule Number 2077-13-1-01-050; RA 2544-055.

A brief narrative as to why the reduction was made: Analyzed market 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	$ 657,000	Land	$ 657,000
Improvements	$ 891,800	Improvements	$ 623,000
Personal	$_____	Personal	$_____
Total	$ 1,548,800	Total	$ 1,280,000

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 _____ day of _____ 2006.

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