

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45131
Petitioner: RICHARD T. AND LYNN ELLEN STEELE 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.: 2073-28-4-06-002

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: \$1,256,000

(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 13th day of December 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record
December 12, 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

Heather Wilcox

Heather Wilcox



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 45131**

STIPULATION (As To Tax Year 2005 Actual Value)

RICHARD T AND LYNN ELLEN STEELE 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: 7369 S. Yampa St.; Schedule Number 2073-28-4-06-002; RA 1496.

A brief narrative as to why the reduction was made: 1,237 square feet of unfinished basement under pool house is treated as cellar, and 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	\$ 125,000	Land	\$ 125,000
Improvements	\$ 1,171,500	Improvements	\$ 1,131,000
Personal	\$	Personal	\$
Total	\$ 1,296,500	Total	\$ 1,256,000

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 26th day of November 2006.

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