

|  |                             |
|--|-----------------------------|
| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203                                   | Docket Number: <b>58085</b> |
| Petitioner:<br><br><b>RUSSELL O. AND MARY WARNER STEWART<br/>JT.TEN.,</b><br>v.<br><br>Respondent:<br><br><b>ARAPAHOE COUNTY BOARD OF EQUALIZATION</b> |                             |
| <b>AMENDMENT TO ORDER (On Stipulation)</b>   |                             |

**THE BOARD OF ASSESSMENT APPEALS** hereby amends its April 18, 2012 Order in the above-captioned appeal to reflect that the correct Schedule Number should be 2077-01-2-10-005.

In all other respects, the April 18, 2012 Order shall remain in full force and effect.

**DATED/MAILED** this 16<sup>th</sup> day of May, 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane DeVries*

Diane DeVries

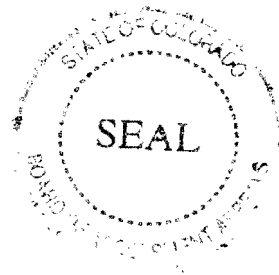
*Debra A. Baumbach*

Debra A. Baumbach

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

\_\_\_\_\_  
 Cara McKeller

*CM*



|   |                             |
|---|-----------------------------|
| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203  | <b>Docket Number: 58085</b> |
| Petitioner:<br><br><b>RUSSELL O. AND MARY WARNER STEWART<br/>JT. TEN. ,</b><br><br>v.<br><br>Respondent:<br><br><b>ARAPAHOE COUNTY BOARD OF<br/>EQUALIZATION.</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.: 2077-01-2-10-0005**

**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:  

**Total Value:            \$1,925,000**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2011 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 18th day of April 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

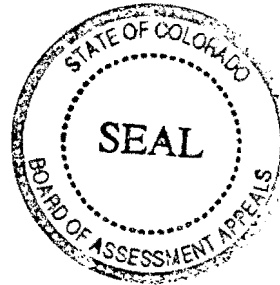
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Cara McKeller*

\_\_\_\_\_  
Cara McKeller

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 58085

2012 APR 13 PM 1:11

STIPULATION (As To Tax Year 2011 Actual Value)

RUSSELL O. AND MARY WARNER STEWART JT. TEN.

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2011 valuation of the subject properties and jointly moves 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 Sandy Lake Road, County Schedule Number: 2077-01-2-10-005.

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

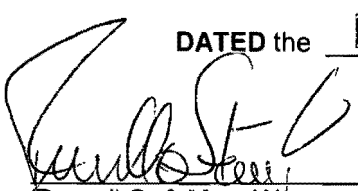
The parties have agreed that the 2011 actual value of the subject property should be reduced as follows:

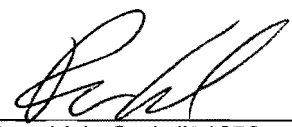
| ORIGINAL VALUE |             | NEW VALUE<br>(2011) |             |
|----------------|-------------|---------------------|-------------|
| Land           | \$455,000   | Land                | \$455,000   |
| Improvements   | \$1,526,000 | Improvements        | \$1,470,000 |
| Personal       | \$0         | Personal            | \$0         |
| Total          | \$1,981,000 | Total               | \$1,925,000 |

The valuation, as established above, shall be binding only with respect to the tax year 2011.

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 the 18<sup>th</sup> day of March 2012.

  
Russell O. & Mary Warner  
Stewart  
10 Sandy Lake Road  
Englewood, CO 80113-4140  
(303) 761-7787

  
Ronald A. Carl, #21673  
Arapahoe Cnty. Bd. Equalization  
5334 S. Prince St.  
Littleton, CO 80120-1136  
(303) 795-4639

  
Corbin Sakdol  
Arapahoe County Assessor  
5334 S. Prince St.  
Littleton, CO 80166-0001  
(303) 795-4600

Mary W Stewart/Ros