

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>JOHN B. & CECELIA J GUBBINS,</p> <p>v.</p> <p>Respondent:</p> <p>ARAPAHOE COUNTY BOARD OF COMMISSIONERS.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Property Tax Advisors Inc Dariush Bozorgpour</p> <p>Address: 3090 S. Jamaica Court Suite 204 Aurora, CO 80014</p> <p>Phone Number: (303) 368-0500</p>	<p>Docket Number: 41191</p>
<p style="text-align: center;">ORDER ON STIPULATION</p>	

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.: 1971-28-3-01-019

Category: Refund/Abatement Property Type: Commercial
2. Petitioner is protesting the 2000 actual value of the subject property.

3. The parties agreed that the 2000 actual value of the subject property should be reduced to:

Land	\$ 28,875.00
Improvements	<u>\$218,125.00</u>
Total	\$247,000.00

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2000 actual value of the subject property, as set forth above.

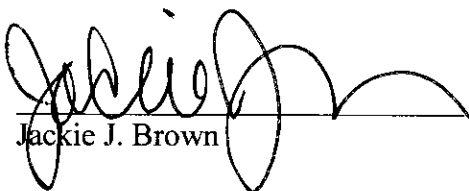
The Arapahoe County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 13th day of January, 2004.

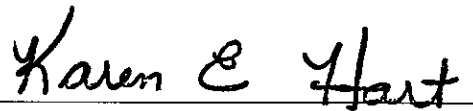
This decision was put on the record

January 12, 2004


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


Jackie J. Brown

BOARD OF ASSESSMENT APPEALS



Karen E. Hart



Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 41191

AMENDED STIPULATION (As To Tax Year 2000 Actual Value)

JOHN B. & CECELIA J. GUBBINS,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS,

Respondent.

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BOARD OF ASSESSMENT APPEALS

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2000 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 warehouse/storage described as follows: 2375 S. Raritan St.; County Schedule Number 1971-28-3-01-019; 2000 Abatement.

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

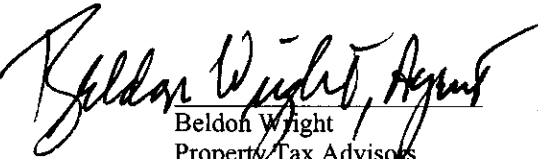
The parties have agreed that the 2000 actual value of the subject property should be reduced as follows:


ORIGINAL VALUE		NEW VALUE (2000)	
Land	\$ 28,875	Land	\$ 28,875
Improvements	\$ 251,125	Improvements	\$ 218,125
Personal	\$ _____	Personal	\$ _____
Total	\$ 280,000	Total	\$ 247,000


The valuation, as established above, shall be binding only with respect to the tax year 2000.

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 2nd day of January 2007


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