

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 41404**

Petitioner:

**BBP LLC,**

v.

Respondent:

**ARAPAHOE COUNTY BOARD OF EQUALIZATION.**

**AMENDMENT TO ORDER (On Stipulation)**

**THE BOARD OF ASSESSMENT APPEALS** hereby amends its 2005 Order in the above-captioned appeal to reflect that the total value agreed to by the parties is \$1,342,050.00

In all other respects, the July 7, 2005 Order shall remain in full force and effect.

**DATED/MAILED** this 20<sup>th</sup> day of July 2005.

This amendment was put on the record

July 19, 2005

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

  
Keela K. Steele

**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart



Debra A. Baumbach



<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 41404</b>
Petitioner: <b>BBP LLC,</b>  v.  Respondent: <b>ARAPAHOE COUNTY BOARD OF 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.: 1975-16-2-09-003+2**  
  
**Category: Valuation      Property Type: Vacant Land**
2. Petitioner is protesting the 2003 actual value of the subject property.
3. The parties agreed that the 2003 actual value of the subject property should be reduced to:  
  

**Total Value:            \$4,342,050**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2003 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 9th day of July 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

July 7, 2005

*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 41404**

**STIPULATION (As To Tax Year 2003 Actual Value)**

**BBP LLC ,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2003 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 vacant land and described as follows: See schedule numbers below; RA #'s 3165-027 thru 029

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

The parties have agreed that the 2003 actual value of the subject property should be reduced as follows:

**ACTUAL VALUES, AS ASSIGNED BY ARAPAHOE COUNTY**

SCHEDULE NO.	LAND VALUE	IMPROVEMENTS	TOTAL 2003 ACTUAL VALUE
1975-16-2-09-003	\$1,406,133		\$1,406,133
1975-16-2-10-002	\$ 374,262		\$ 374,262
1975-16-2-12-002	\$ 457,289		\$ 457,289

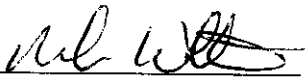
**ACTUAL VALUES, AS AGREED TO BY ALL PARTIES**

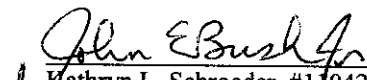
SCHEDULE NO.	LAND VALUE	IMPROVEMENTS	TOTAL 2003 ACTUAL VALUE
1975-16-2-09-003	\$705,900		\$ 705,900
1975-16-2-10-002	\$286,300		\$ 286,300
1975-16-2-12-002	\$349,850		\$ 349,850
<b>TOTAL</b>			<b>\$1,342,050</b>

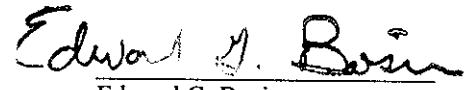
The valuation, as established above, shall be binding only with respect to the tax year 2003.

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 23RD day of JUNE 2005

  
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