

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44318
Petitioner: GRACE INVESTMENT LLC, 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.: 2075-27-4-16-002+5

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Total Value: \$728,000

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

ORDER:

Respondent is ordered to reduce the 2004 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 25th day of April 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

April 24, 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

Keela Steele

Keela Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 44318**

STIPULATION (As To Tax Years 2004 Actual Value)

GRACE INVESTMENT LLC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2006 APR 21 AM 11:57

THE PARTIES TO THIS ACTION entered into a Stipulation regarding the tax year 2004 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 391-101, 102 & 104 thru 107.

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

The parties have agreed that the 2004 actual value of the subject property should be reduced as follows:

2004 ASSESSED VALUES

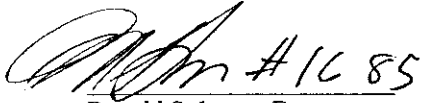
PPI NUMBER	LAND VALUE	IMPROVEMENTS	ADJUSTED VALUE
2075-27-4-16-002	\$193,017		\$193,017
2075-27-4-16-003	\$182,596		\$182,596
2075-27-4-16-004	\$165,983		\$165,983
2075-27-4-16-005	\$166,017		\$166,017
2075-27-4-16-006	\$167,946		\$167,946
2075-27-4-16-008	\$166,199		\$166,199

ADJUSTED 2004 VALUES

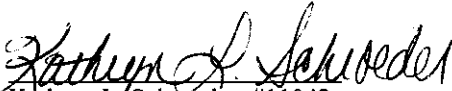
PPI NUMBER	LAND VALUE	IMPROVEMENTS	ADJUSTED VALUE
2075-27-4-16-002	\$134,879		\$134,879
2075-27-4-16-003	\$127,597		\$127,597
2075-27-4-16-004	\$116,139		\$116,139
2075-27-4-16-005	\$115,988		\$115,988
2075-27-4-16-006	\$116,012		\$116,012
2075-27-4-16-008	\$117,385		\$117,385
		Total	\$728,000

The valuation, as established above, shall be binding only with respect to the tax year 2004.
Both parties agree that the hearing before the Board of Assessment Appeals on this matter be vacated or is unnecessary if one has not yet been scheduled.

DATED this _____ day of _____ 2006.



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