

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44872
Petitioner: BERSHOF & ASSOCIATES INC., 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.: 1973-21-2-22-003+1

Category: Valuation Property Type: Commercial Real
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: \$150,556
 (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 30th day of May 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

May 29, 2007

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 44872**

STIPULATION (As To Tax Years 2005 Actual Value)

BERSHOF & ASSOCIATES INC.

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

2007 MAY 23 11:07:55

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 offices and described as follows: 1201 S. Parker; RA 2567-023 thru 024.


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

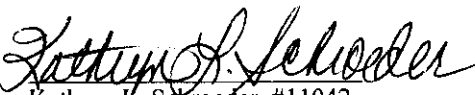
The parties have agreed that the 2005 actual value of the subject property should be reduced as follows:


Parcel #	Original 2005 Values			Stipulated 2005 Values		
	Land	Imps.	Total	Land	Imps.	Total
1973-21-2-22-003	\$3,290	70,420 73,710	73,710 77,000	\$3,290	\$36,468	\$39,758
1973-21-2-22-004	\$9,175	\$205,825	\$215,000	\$9,175	\$101,623	\$110,798
			\$288,710			\$150,556

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 on this matter be vacated or is unnecessary if one has not yet been scheduled.

DATED this 10th day of May 2007.


Howard Licht
Licht & Co., Inc.
9101 E. Kenyon Ave., Ste 3900
Denver, CO 80237


Kathryn V. Schroeder, #11042
Attorney for Respondent
Arapahoe Cty Bd. of Equalization
5334 South Prince Street


Corbin Sakdol
Arapahoe County Assessor
5334 South Prince Street
Littleton, CO 80166