

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45133
Petitioner: WORSHAM LIMITED PARTNERSHIP, 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.: 2073-29-1-02-013+1

Category: Valuation Property Type: Vacant Land
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: \$684,985

(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 18th day of October 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

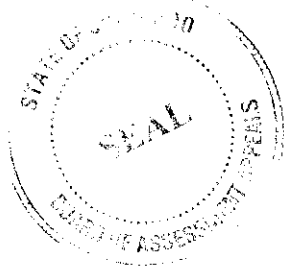
October 17, 2006

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

Heather Wilcox
Heather Wilcox



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 45133**

STIPULATION (As To Tax Year 2005 Actual Value)

WORSHAM LIMITED PARTNERSHIP,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

2005 OCT 10 11:12:23

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 vacant land and described as follows: See schedule numbers below; RA's 1072-001 & 002.

A brief narrative as to why the reduction was made: Analyzed market information and all restrictions and hindrances to future development.

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

ACTUAL VALUES, AS ASSIGNED BY ARAPAHOE COUNTY

<u>SCHEDULE NO.</u>	<u>LAND VALUE</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2005 ACTUAL VALUE</u>
2073-29-1-02-013	\$2,091,499		\$2,091,499
2073-29-1-02-015	\$ 432,627		<u>\$ 432,627</u>
		TOTAL	\$2,524,126

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

<u>SCHEDULE NO.</u>	<u>LAND</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2005 ACTUAL VALUE</u>
2073-29-1-02-013	\$659,985		\$ 659,985
2073-29-1-02-015	\$ 25,000		<u>\$ 25,000</u>
		TOTAL	\$ 684,985

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

DATED this 5th day of October 2006.

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