

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45215
Petitioner: WELBON FAMILY LLLP, 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.: 2077-05-2-00-023

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: \$607,500
 (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 27th day of April 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

April 26, 2007

Karen E Hart

Karen E. Hart

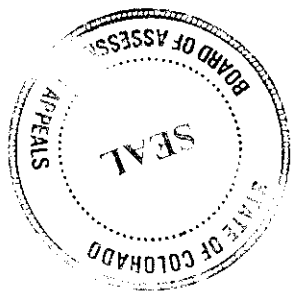
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

Heather Wilcox

Heather Wilcox



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 45215

STIPULATION (As To Tax Year 2005 Actual Value)

WELBON FAMILY LLLP,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

2007 APR 10 10:15

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 warehouse/storage and described as follows: 3400 W. Hampden Ave.; County Schedule Number 2077-05-2-00-023; RA 2224-079.

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

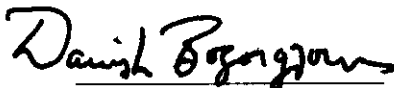
The parties have agreed that the 2005 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE (2005)	
Land	\$ 79,170	Land	\$ 79,170
Improvements	\$ 710,580	Improvements	\$ 528,330
Personal	\$ _____	Personal	\$ _____
Total	\$ 789,750	Total	\$ 607,500

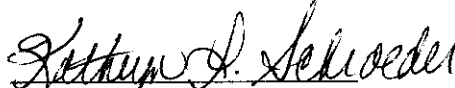
The valuation, as established above, shall be binding only with respect to the tax year 2007.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

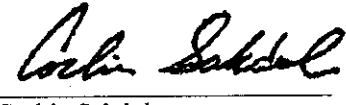
DATED this _____ day of _____ 2007.



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