

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 46698</b>
Petitioner: <b>ALPERT DEVELOPMENT INC.,</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.: 2073-25-3-25-014+1**  
  
**Category: Valuation      Property Type: Vacant Land**
2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 actual value of the subject property should be reduced to:  
  

**Total Value:            \$58,000**  
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2006 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 20th day of March 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record  
March 19, 2008

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*Karen E Hart*

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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*

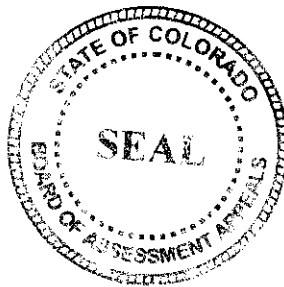
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Debra A. Baumbach

*Toni Rigiroszi*

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Toni Rigiroszi



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 46698**

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**STIPULATION (As To Tax Year 2006 (Actual Value))**

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**ALPERT DEVELOPMENT INC.**

Petitioners,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
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THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2006 valuation of the subject properties and jointly moves 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 commercial and described as follows: Lots 13 & 14, Blk 1, Saddle Rock Golf Club; County Schedule Number #2073-25-3-25-014+1 RA 0382-016.

A brief narrative as to why the reduction was made: Analyzed market income information & adjusted for non-golf courses.

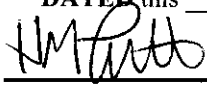
The parties have agreed that the 2006 actual value of the subject property should be reduced as follows:

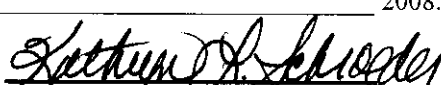
PARCEL NO.	ORIGINAL VALUE		NEW VALUE (2006 )	
2073-25-3-25-014	Land	\$ 58,000	Land	\$ 29,000
	Total	\$ 58,000	Total	\$ 29,000
2073-25-3-25-015	Land	\$ 58,000	Land	\$ 29,000
	Total	\$ 58,000	Total	\$ 29,000


The valuation, as established above, shall be binding only with respect to the tax year 2006.

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 \_\_\_\_\_ 2008.

  
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\_\_\_\_\_  
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Corbin Sakol  
Arapahoe County  
Assessor  
5334 S. Prince Street  
Littleton, CO 80166