

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 46722</b>
Petitioner: <b>BERSHOF &amp; ASSOCIATES 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.: 1973-21-2-22-004**

**Category: Valuation      Property Type: Commercial Real**
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:            \$110,798**

(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 30th day of May 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

May 29, 2007

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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

*Heather Wilcox*

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Heather Wilcox



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 46722**

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

**BERSHOF & ASSOCIATES INC.**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

2007 MAY 23 11:07:05

THE PARTIES TO THIS ACTION entered into a Stipulation regarding the tax year 2006 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 condos and described as follows: 1201 S. Parker; RA 382-049.

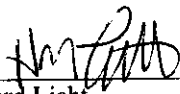
A brief narrative as to why the reduction was made: Analyzed cost, market & income information.

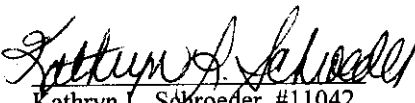
The parties have agreed that the 2006 actual value of the subject property should be reduced as follows:

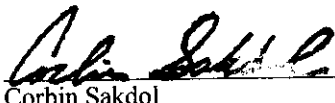
Parcel #	Original 2006 Value			Stipulated 2006 Value		
	Land	Imps.	Total	Land	Imps.	Total
1973-21-2-22-004	\$9,175	\$205,825	\$215,000	\$9,175	\$101,623	\$110,798

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

DATED this 10<sup>th</sup> day of May 2007.

  
Howard Licht  
Licht & Co., Inc.  
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Denver, CO 80237

  
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