

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 47661
Petitioner: MICHAEL & PATTI SCHWARTZ , v. Respondent: ARAPAHOE COUNTY BOARD OF COMMISSIONERS.	
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.: 2075-22-3-55-013+1

Category: Abatement 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: \$272,412

(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 8th day of July 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

July 7, 2008

Karen E Hart

Karen E. Hart

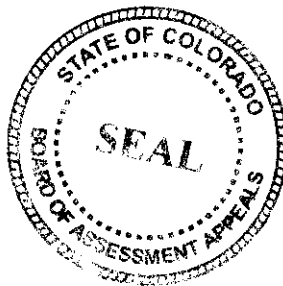
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Toni Rigiroszi

Toni Rigiroszi



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 47661**

2008 JUL -7 AM 7:42

STIPULATION (As To Tax Year 2005 (Actual Value))

SCHWARTZ, MICHAEL & PATTI

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2005 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: 6635 S. Dayton St., #300 and #310, County Schedule Number 2075-22-3-55-013 and 2075-22-3-55-014.

A brief narrative as to why the reduction was made: Analyzed Market and Income Information.


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

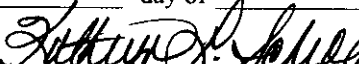
ORIGINAL VALUE		NEW VALUE	
2075-22-3-55-013		(2005)	
Land	\$45,166.00	Land	\$45,166.00
Improvements	\$30,834.00	Improvements	\$26,180.00
Personal	\$0.00	Personal	\$0.00
Total	\$76,000.00	Total	\$71,346.00
ORIGINAL VALUE		NEW VALUE	
2075-22-3-55-014		(2005)	
Land	\$45,166.00	Land	\$45,166.00
Improvements	\$168,834.00	Improvements	\$155,900.00
Personal	\$0.00	Personal	\$0.00
Total	\$214,000.00	Total	\$201,066.00
Total	\$290,000.00	Total	\$272,412.00

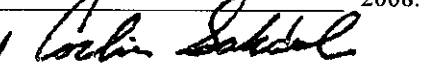
The valuation, as established above, shall be binding only with respect to the tax year 2005.

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 the _____ day of _____, 2008.


 Consultus Asset Valuation
 % Steve Letman
 16A Inverness Place East
 Englewood, CO 80122


 Kathryn L. Schroeder, #11042
 Arapahoe Cnty. Bd. Equalization
 5334 S. Prince St.
 Littleton, CO 80166-0001


 Corbin Sakdol
 Arapahoe County Assessor
 5334 S. Prince St.
 Littleton, CO 80166-0001