

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 47788
Petitioner: LYCON, LLC 40% ET AL, 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.: 2075-27-3-18-002

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:

Total Value: \$2,100,000
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2004 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 9th day of October 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

October 8, 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 Rigirozzi

Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 47788

STIPULATION (As To Tax Year 2004 (Actual Value))

LYCON LLC 40% ET AL

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2004 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 has resulted in the following agreement:

Subject property is classified as COMMERCIAL and described as follows: 3706 Easter Ave., County Schedule Number 2075-27-3-18-002.

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

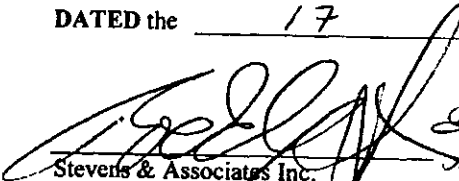
The parties have agreed that the 2004 actual value of the subject property should be reduced as follows:


ORIGINAL VALUE		NEW VALUE	
Land	\$581,525	Land	\$581,525
Improvements	\$1,918,475	Improvements	\$1,518,475
Total	\$2,500,000	Total	\$2,100,000

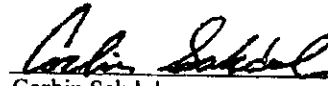
The valuation, as established above, shall be binding only with respect to the tax year 2004.

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 17 day of September 2008.


Stevens & Associates Inc.
Todd Stevens
640 Plaza Dr., Suite 290
Littleton, CO 80129


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


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

20080917 09:18:10

3140
01/18/08