

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 47939
Petitioner: STAN LUCAS , 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.: 2077-09-2-00-034+6

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

Total Value: \$10,935,788
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2007 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 September 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

September 8, 2008

Karen E Hart

Karen E. Hart

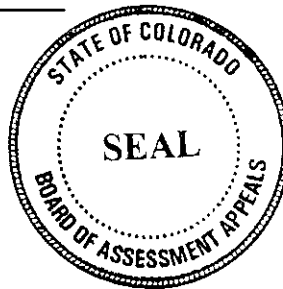
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

H. Flannery

Heather Flannery



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 47939

STIPULATION (As To Tax Year 2007 (Actual Value))

2008 SEP -5 PM 12:36

STAN LUCAS

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2007 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: 1825-35; 1865 & 1942-52 W, Union Ave and 1910 Stanford Ave., County Schedule Number 2077-09-2-00-092, 094, 095, 137, 034, 035 & 151, RA 6161-056.

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

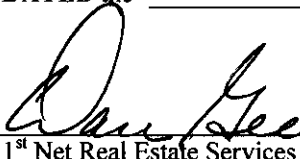
The parties have agreed that the 2007 actual value of the subject property should be reduced as follows:

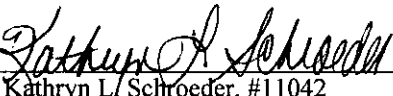
SEE ATTACHED SCHEDULE

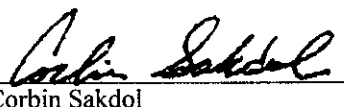
The valuation, as established above, shall be binding only with respect to the tax year 2007.

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 the 4th day of August 2008.


1st Net Real Estate Services
Dan George
3333 S. Wadsworth Blvd.
Suite 200
Lakewood, CO 80227


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

2077-09-2-00-034

**ORIGINAL
VALUE**

Land \$1,089,000
Improvements \$3,311,000
Total \$4,400,000

NEW VALUE

Land \$1,089,000
Improvements \$3,311,000
Total \$4,400,000

2077-09-2-00-035

**ORIGINAL
VALUE**

Land \$681,715
Improvements \$2,118,285
Total \$2,800,000

NEW VALUE

Land \$681,715
Improvements \$1,454,445
Total \$2,136,160

2077-09-2-00-151

**ORIGINAL
VALUE**

Land \$191,360
Improvements \$637,640
Total \$830,000

NEW VALUE

Land \$192,360
Improvements \$483,880
Total \$676,240

2077-09-2-00-092

**ORIGINAL
VALUE**

Land \$535,790
Improvements \$2,164,210
Total \$2,700,000

NEW VALUE

Land \$535,790
Improvements \$1,547,440
Total \$2,083,230

2077-09-2-00-094

**ORIGINAL
VALUE**

Land \$178,595
Improvements \$551,405
Total \$730,000

NEW VALUE

Land \$178,595
Improvements \$414,063
Total \$592,658

2077-09-2-00-095

**ORIGINAL
VALUE**

Land \$229,775
Improvements \$635,225
Total \$865,000

NEW VALUE

Land \$229,775
Improvements \$481,225
Total \$711,000

2077-09-2-00-137

**ORIGINAL
VALUE**

Land \$137,680
Improvements \$312,320
Total \$450,000

NEW VALUE

Land \$137,680
Improvements \$138,820
Total \$276,500

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 47939

Petitioner:

STAN LUCAS,

v.

Respondent:

DENVER COUNTY BOARD OF EQUALIZATION

AMENDMENT TO ORDER (On Stipulation)

THE BOARD OF ASSESSMENT APPEALS hereby amends its September 8, 2008 Order in the above-captioned appeal to reflect that the correct stipulated amount should be \$10,875,788.00.

In all other respects, the September 8, 2008 Order shall remain in full force and effect.

DATED/MAILED this 18th day of February, 2009.

This amendment was put on the record

February 18, 2009

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

Toni Rigirozzi
Toni Rigirozzi

BOARD OF ASSESSMENT APPEALS

Karen E. Hart
Karen E. Hart

Debra A. Baumbach
Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 47939

AMENDED STIPULATION (As To Tax Year 2007 (Actual Value))

STAN LUCAS

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

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

The parties have agreed that the 2007 actual value of the subject property should be reduced as follows:

SEE ATTACHED SCHEDULE

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DATED the


30th

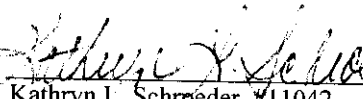
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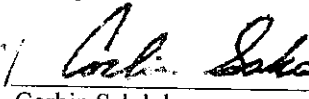
January

2007

SK


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2077-09-2-00-034			
ORIGINAL VALUE		NEW VALUE	
Land	\$1,089,000	Land	\$1,089,000
Improvements	\$3,311,000	Improvements	\$3,311,000
Total	\$4,400,000	Total	\$4,400,000
2077-09-2-00-035			
ORIGINAL VALUE		NEW VALUE	
Land	\$681,715	Land	\$681,715
Improvements	\$2,118,285	Improvements	\$1,454,445
Total	\$2,800,000	Total	\$2,136,160
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Total	\$830,000	Total	\$676,240
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Total	\$2,700,000	Total	\$2,083,230
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Total	\$730,000	Total	\$592,658
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Total	\$450,000	Total	\$276,500