

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 48004
Petitioner: VALLEY COUNTRY CLUB, 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.: 2073-19-3-00-011+2

Category: Valuation Property Type: Vacant Land
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: \$88,584
 (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 11th day of August 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

August 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 Rigirozzi

Toni Rigirozzi



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 48004**

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

VALLEY COUNTRY CLUB

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

2008 AUG -7 PM 1:00

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 VACANT LAND and described as follows: 14601 Country Club Dr., County Schedule Number 2073-19-3-00-011+2 RA5209-001.

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:

ORIGINAL VALUE		NEW VALUE	
2073-19-3-00-011			
Land	\$76,448	Land	\$300
2073-19-3-00-013			
Land	\$200,640	Land	\$20,460
2073-19-400-013			
Land	\$1,123,200	Land	\$67,824
		Total	\$88,584

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 23rd day of July 2008.

<u>Thomas E Downey J</u>	<u>John E Bush Jr</u>	<u>Corbin Sakdol</u>
Thomas Downey, Esq. Downey & Murray LLC 383 Inverness Pky, Suite 300 Englewood, CO 80112	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