

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

**Docket Number: 48189**

Petitioner:

**KENT-LAND LIMITED,**

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.: 2077-08-1-00-013**

**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 and classification of the subject property should be:

**RESIDENTIAL**

Improvements	\$ 118,440.00
Personal	\$ 0.00
<b>Total</b>	<b>\$ 118,440.00</b>

COMMERCIAL

Land	\$ 263,799.00
Improvements	\$ 157,057.00
Personal	\$ 0.00
<b>Total</b>	<b>\$ 420,856.00</b>

**Total Value** \$ 539,296.00

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to adjust the 2007 classification and values as set forth above.

The Arapahoe County Assessor is directed to change his/her records accordingly.

**DATED/MAILED** this 9th day of May, 2008.

This decision was put on the record

May 8, 2008

**BOARD OF ASSESSMENT APPEALS**

Karen E Hart

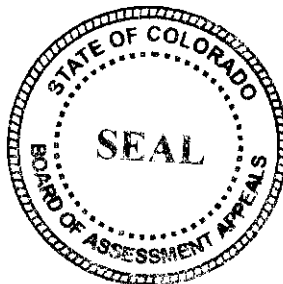
Karen E. Hart

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 48189**

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

**KENT-LAND LIMITED**

Petitioners,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

2008 MAY -7 PM 2:18  
STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

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: 4400 S. Clay St., County Schedule Number 2077-08-1-00-013 RA 04123-004.

A brief narrative as to why the reduction was made: Applied Residential Classification To Second Story Of Building.

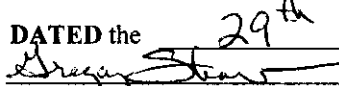
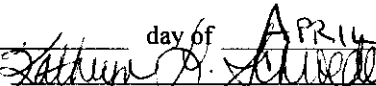
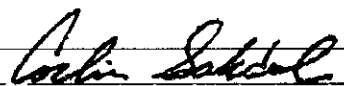
The parties have agreed that the 2007 actual value of the subject property should be reduced as follows:

ASSESSOR'S VALUE		ARBITRATION VALUE (2007)		ASSESSED	
Land	\$263,799.00	<u>RESIDENTIAL</u>			
Improvements	\$275,497.00	Improvements	\$118,440.00		
Personal	\$0.00	Personal	\$0.00		
<b>Total</b>	<u>\$539,296.00</u>	<b>Total</b>	<u>\$118,440.00</u>	7.96%	\$9,427.82
		<u>COMMERCIAL</u>			
		Land	\$263,799.00		
		Improvements	\$157,057.00		
		Personal	\$0.00		
		<b>Total</b>	<u>\$420,856.00</u>	29%	\$122,048.24
		<b>Total</b>	<b>\$539,296.00</b>		

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 29<sup>th</sup> day of APRIL 2008.

		
Gregory Shaw % Gregory Shaw Agency LLC PO Box 1271 Englewood, CO 80150	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