

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 48333
Petitioner: CHAUNCEY M. DUNN TRUST, 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.: 2077-05-1-00-062

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: \$900,000

(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 3rd day of March 2009.


BOARD OF ASSESSMENT APPEALS

This decision was put on record
March 2, 2009



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



Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 48333

STIPULATION (As To Tax Year 2007 Actual Value)

CHANCEY M. DUNN TRUST

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

STATE OF COLORADO
BD OF ASSESSMENT APPEALS
2009 FEB 27 PM 1:20

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 have resulted in the following agreement:

Subject property is classified as COMMERCIAL and described as follows: 3801 South Clay Street., County Schedule Number 2077-05-1-00-062.

A brief narrative as to why the reduction was made: Analyzed cost, market & income information.

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

ORIGINAL VALUE		NEW VALUE (2007)	
Land	\$1,609,000	Land	\$696,000
Improvements	\$191,000	Improvements	\$204,000
Personal	\$0	Personal	\$0
Total	<u>\$1,800,000</u>	Total	<u>\$900,000</u>

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 2 day of February 2009.

Kelly Kay Hamilton
Kelly Hamilton
~~7069 W. Belmont Dr.~~
~~Littleton, CO 80123~~
5 Bald Eagle
Littleton, CO
303-979-8930

Kathryn L. Schroeder
Kathryn L. Schroeder, #11042
Arapahoe Cnty. Bd. Equalization
5334 S. Prince St.
Littleton, CO 80166-0001
(303)795-4639

Corbin Sakdol
Corbin Sakdol
Arapahoe County Assessor
5334 S. Prince St.
Littleton, CO 80166-0001
(303)795-4600

* See Co Trustees
Documentation

AMENDMENT TO
THE
CHAUNCEY M. DUNN TRUST

The undersigned Settlor of the CHAUNCEY M. DUNN TRUST, dated March 17, 1982, as amended, hereby further amends the trust pursuant to the powers granted in Section 6 of Article II of such trust.


FIRST: Pursuant to Section 10 of Article IX, the Settlor hereby adds CHERYL DUNN LUCK and KELLY KAY HAMILTON to serve as Co-Trustees with the Settlor. Any one of the Co-Trustees is authorized to sign documents and implement decisions relating to the affairs of the trust.

SECOND: Settlor hereby amends Section 12 of Article IX to read as follows:

Section 12. Successor Trustee. If any one of the Co-Trustees die, resign, become incompetent, or cease to act for any other reason, the remaining two of them shall continue to serve with filling such vacancy. If any two of the Co-Trustees die, resign, become incompetent or cease to act for any other reason, the remaining Trust shall serve alone. If all of the named Co-Trustees, resign, become incompetent or cease to act for any other reason, AMERICAN NATIONAL BANK, in Denver, Colorado, or any corporate successor to such bank, is designated to serve as Trustee.

THIRD: Settlor makes no further amendments or changes to the trust and reaffirms the remaining provisions thereof.

Dated this 7th day of January, 2009.



CHAUNCEY M. DUNN

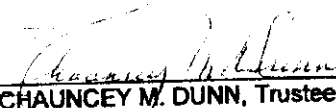
STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named **THE CHAUNCEY M. DUNN TRUST**, dated March 17, 1982.
2. This entity is a trust formed under the laws of the State of Colorado.
3. The mailing address for the entity is 7069 West Belmont Avenue, Littleton, Colorado 80123.
4. The following named Trustees are authorized to execute instruments conveying, encumbering or otherwise affecting title to real property on behalf of the entity:

CHAUNCEY M. DUNN

CHERYL DUNN LUCK

KELLY KAY HAMILTON
5. The authority of the Trustees to bind the entity is not limited.
6. This Statement of Authority is executed pursuant to the provisions of Section 38-30-172, C.R.S.



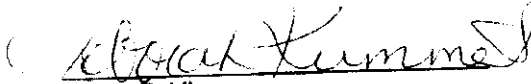
CHAUNCEY M. DUNN, Trustee

STATE OF COLORADO)
) ss.
COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me on
January 7, 2009, by CHAUNCEY M. DUNN.

WITNESS my hand and official seal.

My Commission Expires
My commission expires 11-20-2013



Notary Public

STATE OF COLORADO)
COUNTY OF Jefferson) ss.

The foregoing instrument was acknowledged before me this 7th day of January, 2009, by CHAUNCEY M. DUNN.

WITNESS my hand and official seal.
My Commission Expires
11-26-2009

My commission expires: _____.

Selborah Kummer
Notary Public

ACCEPTANCE

Receipt of the above Amendment to the CHAUNCEY M. DUNN TRUST is hereby acknowledged and the trust as so amended is hereby accepted this _____ day of _____, 2009.

Chauncey M. Dunn
CHAUNCEY M. DUNN, Trustee

CHERYL DUNN LUCK, Trustee

Kelly Kay Hamilton
KELLY KAY HAMILTON