

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 48393</b>
Petitioner: <b>CLINTON J. HELTON SR., LLC,</b>  v. Respondent: <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 2077-04-1-10-007+2**

**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:            \$1,250,000**

(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 23rd day of April 2009.

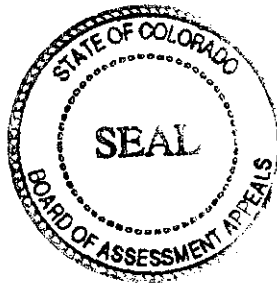
**BOARD OF ASSESSMENT APPEALS**

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 Rigirozzi  
Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 48393

STIPULATION (As To Tax Year 2007 Actual Value)

CLINTON J. HELTON SR., LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2009 APR 21 PM 1:21

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: 3768-3780 S. Lipan St., County Schedule Number 2077-04-1-10-007+2.

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

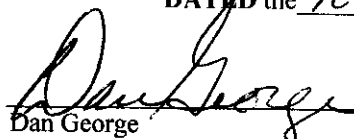
The parties have agreed that the 2007 actual value of the subject property should be reduced as follows:


**SEE ATTACHED**


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 10<sup>th</sup> day of March 2009.

  
Dan George  
1<sup>st</sup> Net Real Estate Services Inc.  
3333 S. Wadsworth Blvd. #200  
Lakewood, CO 80227

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

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

2077-04-1-10-007

Original Value	
Land	\$31,250
Improvements	\$248,750
<u>Total</u>	<u>\$280,000</u>

New Value	
Land	\$31,250
Improvements	\$237,550
<u>Total</u>	<u>\$268,800</u>

2077-04-1-10-008

Original Value	
Land	\$31,250
Improvements	\$248,750
<u>Total</u>	<u>\$280,000</u>

New Value	
Land	\$31,250
Improvements	\$237,550
<u>Total</u>	<u>\$268,800</u>

2077-04-1-10-009

Original Value	
Land	\$93,750
Improvements	\$646,250
<u>Total</u>	<u>\$740,000</u>

New Value	
Land	\$93,750
Improvements	\$618,650
<u>Total</u>	<u>\$712,400</u>

Old Total                    \$1,300,000

New Total                    \$1,250,000