

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 49037
Petitioner: EMMET STEPHENSON , 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.: 2077-14-2-13-001

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: \$2,347,500

(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 1st day of February 2010.



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.

Melissa Nord
Melissa Nord

Debra A. Baumbach
Debra A. Baumbach

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 49037

2010 JAN 29 PM 12:03

STIPULATION (As To Tax Year 2007 Actual Value)

EMMET STEPHENSON

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 have resulted in the following agreement:

Subject property is classified as COMMERCIAL and described as follows: 21 S. Franklin Cir, County Schedule Number 2077-14-2-13-001.

A brief narrative as to why the reduction was made: Analyzed market 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	\$700,000	Land	\$700,000
Improvements	\$1,964,600	Improvements	\$1,647,500
Personal	\$0	Personal	\$0
Total	\$2,664,600	Total	\$2,347,500


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 30th day of Dec 2009.


Steve E. Evans
The E. Company
P.O Box 1750
Castle Rock, CO 80104


Kathryn L. Schroeder, #11042 3076
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