

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 49058
Petitioner: ADM-SAN 7353 LLC, 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.: 1975-35-1-01-001+101

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: \$1,131,200
 (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 5th day of April 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

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 49058

STIPULATION (As To Tax Year 2007 Actual Value)

ADAM-SAN 7353 LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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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: Vacant Land/Conservatory Subdivision., County Schedule Number 1975-35-1-01-001+100.

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:

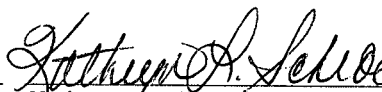
ORIGINAL VALUE		NEW VALUE (2007)	
Land	\$1,394,400	Land	\$1,131,200
Improvements	\$	Improvements	\$
Personal	\$0	Personal	\$0
Total	<u>\$1,394,400</u>	Total	<u>\$1,131,200</u>


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 _____ day of _____ 2010.


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


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

1	1975-35-1-01-001 ORIGINAL VALUE No. Parcels 1 Land only \$11,200 Total \$11,200	NEW VALUE No. Parcels 1 Land only \$11,200 Total \$11,200
2	1975-35-1-01-002 thru 1975-35-1-01-005 ORIGINAL VALUE No. Parcels 4 Land only \$16,800 Total \$67,200	NEW VALUE No. Parcels 4 Land only \$11,200 Total \$44,800
3	1975-35-1-01-011 thru 1975-35-1-01-015 ORIGINAL VALUE No. Parcels 5 Land only \$16,800 Total \$84,000	NEW VALUE No. Parcels 5 Land only \$11,200 Total \$56,000
4	1975-35-1-01-016 ORIGINAL VALUE No. Parcels 1 Land only \$11,200 Total \$11,200	NEW VALUE No. Parcels 1 Land only \$11,200 Total \$11,200
5	1975-35-1-02-001 ORIGINAL VALUE No. Parcels 1 Land only \$16,800 Total \$16,800	NEW VALUE No. Parcels 1 Land only \$11,200 Total \$11,200
6	1975-35-1-02-002 thru 1975-35-1-02-008 ORIGINAL VALUE No. Parcels 7 Land only \$11,200 Total \$78,400	NEW VALUE No. Parcels 7 Land only \$11,200 Total \$78,400
7	1975-35-1-02-009 thru 1975-35-1-02-010 ORIGINAL VALUE No. Parcels 2 Land only \$16,800 Total \$33,600	NEW VALUE No. Parcels 2 Land only \$11,200 Total \$22,400
8	1975-35-1-02-011 thru 1975-35-1-02-018 ORIGINAL VALUE No. Parcels 8 Land only \$11,200 Total \$89,600	NEW VALUE No. Parcels 8 Land only \$11,200 Total \$89,600
9	1975-35-1-02-019 thru 1975-35-1-02-021 ORIGINAL VALUE No. Parcels 3 Land only \$16,800 Total \$50,400	NEW VALUE No. Parcels 3 Land only \$11,200 Total \$33,600

10	1975-35-1-03-001 thru 1975-35-1-03-002				
	ORIGINAL VALUE			NEW VALUE	
	No. Parcels	2		No. Parcels	2
	Land only	\$16,800		Land only	\$11,200
	Total	\$33,600		Total	\$22,400
11	1975-35-1-03-003 thru 1975-35-1-03-004				
	ORIGINAL VALUE			NEW VALUE	
	No. Parcels	2		No. Parcels	2
	Land only	\$11,200		Land only	\$11,200
	Total	\$22,400		Total	\$22,400
12	1975-35-1-03-005				
	ORIGINAL VALUE			NEW VALUE	
	No. Parcels	1		No. Parcels	1
	Land only	\$16,800		Land only	\$11,200
	Total	\$16,800		Total	\$11,200
13	1975-35-1-04-001 thru 1975-35-1-04-002				
	ORIGINAL VALUE			NEW VALUE	
	No. Parcels	2		No. Parcels	2
	Land only	\$16,800		Land only	\$11,200
	Total	\$33,600		Total	\$22,400
14	1975-35-1-04-003 thru 1975-35-1-04-006				
	ORIGINAL VALUE			NEW VALUE	
	No. Parcels	4		No. Parcels	4
	Land only	\$11,200		Land only	\$11,200
	Total	\$44,800		Total	\$44,800
15	1975-35-2-27-001 thru 1975-35-2-27-005				
	ORIGINAL VALUE			NEW VALUE	
	No. Parcels	5		No. Parcels	5
	Land only	\$11,200		Land only	\$11,200
	Total	\$56,000		Total	\$56,000
16	1975-35-2-27-006 thru 1975-35-2-27-007				
	ORIGINAL VALUE			NEW VALUE	
	No. Parcels	2		No. Parcels	2
	Land only	\$16,800		Land only	\$11,200
	Total	\$33,600		Total	\$22,400
17	1975-35-2-27-008 thru 1975-35-2-27-009				
	ORIGINAL VALUE			NEW VALUE	
	No. Parcels	2		No. Parcels	2
	Land only	\$11,200		Land only	\$11,200
	Total	\$22,400		Total	\$22,400
18	1975-35-2-27-010 thru 1975-35-2-27-011				
	ORIGINAL VALUE			NEW VALUE	
	No. Parcels	2		No. Parcels	2
	Land only	\$16,800		Land only	\$11,200
	Total	\$33,600		Total	\$22,400

19	1975-35-2-27-012				
	ORIGINAL VALUE			NEW VALUE	
	No. Parcels	1		No. Parcels	1
	Land only	\$11,200		Land only	\$11,200
	Total	\$11,200		Total	\$11,200
20	1975-35-2-27-013				
	ORIGINAL VALUE			NEW VALUE	
	No. Parcels	1		No. Parcels	1
	Land only	\$16,800		Land only	\$11,200
	Total	\$16,800		Total	\$11,200
21	1975-35-2-27-014				
	ORIGINAL VALUE			NEW VALUE	
	No. Parcels	1		No. Parcels	1
	Land only	\$22,400		Land only	\$11,200
	Total	\$22,400		Total	\$11,200
22	1975-35-2-27-015 thru 1975-35-2-27-016				
	ORIGINAL VALUE			NEW VALUE	
	No. Parcels	2		No. Parcels	2
	Land only	\$16,800		Land only	\$11,200
	Total	\$33,600		Total	\$22,400
23	1975-35-2-28-001				
	ORIGINAL VALUE			NEW VALUE	
	No. Parcels	1		No. Parcels	1
	Land only	\$16,800		Land only	\$11,200
	Total	\$16,800		Total	\$11,200
24	1975-35-2-28-002 thru 1975-35-2-28-005				
	ORIGINAL VALUE			NEW VALUE	
	No. Parcels	4		No. Parcels	4
	Land only	\$11,200		Land only	\$11,200
	Total	\$44,800		Total	\$44,800
25	1975-35-2-28-006 thru 1975-35-2-28-007				
	ORIGINAL VALUE			NEW VALUE	
	No. Parcels	2		No. Parcels	2
	Land only	\$16,800		Land only	\$11,200
	Total	\$33,600		Total	\$22,400
26	1975-35-2-28-008 thru 1975-35-2-28-013				
	ORIGINAL VALUE			NEW VALUE	
	No. Parcels	6		No. Parcels	6
	Land only	\$11,200		Land only	\$11,200
	Total	\$67,200		Total	\$67,200
27	1975-35-2-28-014				
	ORIGINAL VALUE			NEW VALUE	
	No. Parcels	1		No. Parcels	1
	Land only	\$16,800		Land only	\$11,200
	Total	\$16,800		Total	\$11,200

28	1975-35-2-29-001 thru 1975-35-2-29-002		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	2	No. Parcels	2
	Land only	\$11,200	Land only	\$11,200
	Total	\$22,400	Total	\$22,400
29	1975-35-2-29-003		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	1	No. Parcels	1
	Land only	\$16,800	Land only	\$11,200
	Total	\$16,800	Total	\$11,200
30	1975-35-2-29-004 thru 1975-35-2-29-007		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	4	No. Parcels	4
	Land only	\$11,200	Land only	\$11,200
	Total	\$44,800	Total	\$44,800
31	1975-35-3-01-001 thru 1975-35-3-01-003		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	3	No. Parcels	3
	Land only	\$16,800	Land only	\$11,200
	Total	\$50,400	Total	\$33,600
32	1975-35-3-02-001 thru 1975-35-3-02-002		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	2	No. Parcels	2
	Land only	\$11,200	Land only	\$11,200
	Total	\$22,400	Total	\$22,400
33	1975-35-3-02-003 thru 1975-35-3-02-005		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	3	No. Parcels	3
	Land only	\$16,800	Land only	\$11,200
	Total	\$50,400	Total	\$33,600
34	1975-35-4-08-001		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	1	No. Parcels	1
	Land only	\$16,800	Land only	\$11,200
	Total	\$16,800	Total	\$11,200
35	1975-35-4-08-002 thru 1975-35-4-08-003		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	2	No. Parcels	2
	Land only	\$11,200	Land only	\$11,200
	Total	\$22,400	Total	\$22,400
36	1975-35-4-08-004 thru 1975-35-4-08-007		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	4	No. Parcels	4
	Land only	\$16,800	Land only	\$11,200
	Total	\$67,200	Total	\$44,800

37	1975-35-4-08-008				
	ORIGINAL VALUE			NEW VALUE	
	No. Parcels	1		No. Parcels	1
	Land only	\$11,200		Land only	\$11,200
	<u>Total</u>	<u>\$11,200</u>		<u>Total</u>	<u>\$11,200</u>
38	1975-35-4-09-001				
	ORIGINAL VALUE			NEW VALUE	
	No. Parcels	1		No. Parcels	1
	Land only	\$16,800		Land only	\$11,200
	<u>Total</u>	<u>\$16,800</u>		<u>Total</u>	<u>\$11,200</u>
39	1975-35-4-09-002 thru 1975-35-4-09-004				
	ORIGINAL VALUE			NEW VALUE	
	No. Parcels	3		No. Parcels	3
	Land only	\$11,200		Land only	\$11,200
	<u>Total</u>	<u>\$33,600</u>		<u>Total</u>	<u>\$33,600</u>
40	1975-35-4-09-005				
	ORIGINAL VALUE			NEW VALUE	
	No. Parcels	1		No. Parcels	1
	Land only	\$16,800		Land only	\$11,200
	<u>Total</u>	<u>\$16,800</u>		<u>Total</u>	<u>\$11,200</u>
	<u>ORIGINAL TOTAL</u>	<u>\$1,394,400</u>		<u>NEW TOTAL</u>	<u>\$1,131,200</u>