

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 50247
Petitioner: ALLAN S. KUBE , v. Respondent: ARAPAHOE COUNTY BOARD OF COMMISSIONERS.	
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.: 2077-04-1-22-001

Category: Abatement Property Type: Commercial Real

2. Petitioner is protesting the 05-06 actual value of the subject property.
3. The parties agreed that the 05-06 actual value of the subject property should be reduced to:

Total Value: \$786,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 05-06 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 8th day of March 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 50247

STIPULATION (As To Tax Year 2005/06 Actual Value)

ALLAN S. KUBE

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2005/06 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: 3697 S. Natches Ct., County Schedule Number 2077-04-1-22-001.

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

The parties have agreed that the 2005/06 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE (2005/06)	
Land	\$208,772	Land	\$208,772
Improvements	\$691,228	Improvements	\$577,228
Personal	\$0	Personal	\$0
Total	\$900,000	Total	\$786,000

The valuation, as established above, shall be binding only with respect to the tax year 2005/06.

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 21st day of December 2009.

Property Tax Adjustment
Specialists, Inc.
Cindy Mayer
6000 E. Evans Ave., # 1-426
Denver, CO 80222

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

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