

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 50514
Petitioner: ALGONQUIN COMMERCIAL 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.: 2073-19-3-10-002+3

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:

Total Value: \$313,067
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2008 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 May 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 50514

STIPULATION (As To Tax Year 2008 Actual Value)

ALGONQUIN COMMERCIAL LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2008 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 VACANT LAND and described as follows: Vacant Land, County Schedule Number 2073-19-3-10-002+3.

A brief narrative as to why the reduction was made: Analyzed market information and impact of Windmill Creek Drainage.

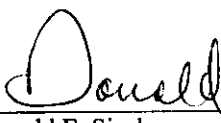
The parties have agreed that the 2008 actual value of the subject property should be reduced as follows:

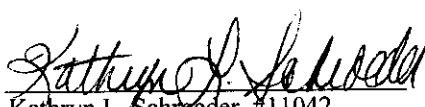
SEE ATTACHED

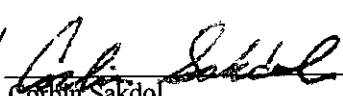
The valuation, as established above, shall be binding only with respect to the tax year 2008.

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 17 day of MARCH 2009.


Donald E. Siecke
7343 S. Alton Way
Centennial, CO 80112


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

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
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	ORIGINAL VALUE		NEW VALUE	
2073-19-3-10-002	Land	\$87,188	Land	\$60,876
	Improvements	\$0	Improvements	\$0
	Total	\$87,188	Total	\$60,876
2073-19-3-10-003	Land	\$ 84,375	Land	\$59,042
	Improvements	\$0	Improvements	\$0
	Total	\$ 84,375	Total	\$59,042
2073-19-3-10-004	Land	\$124,563	Land	\$124,563
	Improvements	\$ 0	Improvements	\$0
	Total	\$124,563	Total	\$124,563
2073-19-3-10-005	Land	\$86,950	Land	\$68,586
	Improvements	\$0	Improvements	\$0
	Total	\$86,950	Total	\$68,586
Total		\$383,076		\$313,067