

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 50819
Petitioner: LO-LAND ASSETS LP, 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.: 2071-31-1-07-001+48

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:

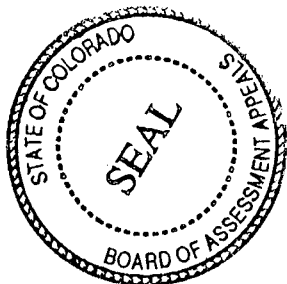
Total Value: \$1,563,100
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

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 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 50819

STIPULATION (As To Tax Year 2008 Actual Value)

LO-LAND ASSETS LP

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

2010 APR - 1 11:10:54

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: Tallyn's Reach Subdivision, County Schedule Number SEE ATTACHED.

A brief narrative as to why the reduction was made: Analyzed market information and sell-out period.

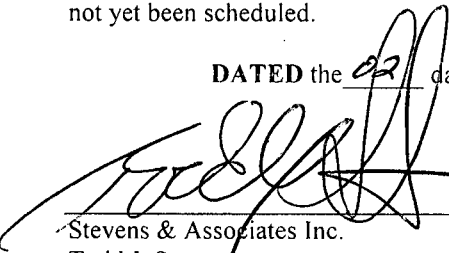
The parties have agreed that the 2008 actual value of the subject property should be reduced as follows:

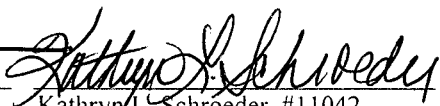
SEE ATTACHED

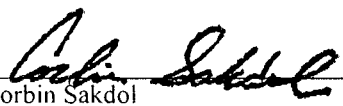
The valuation, as established above, shall be binding only with respect to the tax year 2008.

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 02 day of March 2009.


Stevens & Associates Inc.
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Littleton, CO 80129


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Arapahoe Cnty. Bd. Equalization
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(303)795-4639


Corbin Sakdol
Arapahoe County Assessor
5334 S. Prince St.
Littleton, CO 80166-0001
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1	2071-29-3-18-005 through 007				
	ORIGINAL VALUE			NEW VALUE	
	No. Parcels	3		No. Parcels	3
	Land only	\$43,500		Land only	\$31,900
	Total	\$130,500		Total	\$95,700
2	2071-30-4-29-001 through 002 and 004				
	ORIGINAL VALUE			NEW VALUE	
	No. Parcels	3		No. Parcels	3
	Land only	\$43,500		Land only	\$31,900
	Total	\$130,500		Total	\$95,700
3	2071-31-1-07-001 through 025				
	ORIGINAL VALUE			NEW VALUE	
	No. Parcels	25		No. Parcels	25
	Land only	\$43,500		Land only	\$31,900
	Total	\$1,087,500		Total	\$797,500
4	2071-31-1-08-001 through 015 and 2071-31-1-08-017 through 018 and 020				
	ORIGINAL VALUE			NEW VALUE	
	No. Parcels	18		No. Parcels	18
	Land only	\$43,500		Land only	\$31,900
	Total	\$783,000		Total	\$574,200
	Original Total	\$2,131,500		New Total	\$1,563,100