

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 54479</b>
Petitioner: <b>CHELSEA NISHKIAN CORP.,</b>  v. Respondent: <b>ARAPAHOE COUNTY BOARD OF COMMISSIONERS.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 1975-16-3-15-002A**

**Category: Abatement      Property Type: Commercial Real**
2. Petitioner is protesting the 07-08 actual value of the subject property.
3. The parties agreed that the 07-08 actual value of the subject property should be reduced to:  

**Total Value:            \$2,618,550**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 07-08 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 26th 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

APR 08 2010

ATTORNEY'S OFFICE

BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 54479

2010 APR 23 PM 1:09

STIPULATION (As To Tax Year 2007/08 Actual Value)

CHELSEA NISHKIAN CORP.

Petitioner(s),

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2007/08 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 17600 E. Exposition Drive., County Schedule Number 1975-16-3-15-002.

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


The parties have agreed that the 2007/08 actual value of the subject property should be reduced as follows:

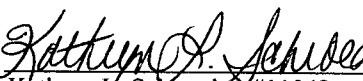
ORIGINAL VALUE		NEW VALUE (2007/08)	
Land	\$1,178,472	Land	\$1,178,472
Improvements	\$1,701,528	Improvements	\$1,440,078
Personal	\$0	Personal	\$0
Total	<u>\$2,880,000</u>	Total	<u>2,618,550</u>


The valuation, as established above, shall be binding only with respect to the tax year 2007/08.

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 1<sup>st</sup> day of April 2010.

  
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