

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 55610
Petitioner: HBNJ ZUNI, LLC/JAMES HARRISON, 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.: 1971-33-2-18-001

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: \$2,000,000
 (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 20th day of December 2011.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

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

Cara McKeller

CM



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 55610

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
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STIPULATION (As To Tax Years 2007 and 2008 Actual Value)

HBNJ ZUNI, LLC/JAMES HARRISON

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax years 2007 and 2008 valuation of the subject property 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: 2820 S. Zuni St., County Schedule Number: 1971-33-2-18-001.

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

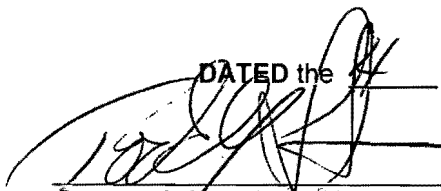
The parties have agreed that the 2007 and 2008 actual value of the subject property should be reduced as follows:


ORIGINAL VALUE		NEW VALUE (2007/2008)	
Land	\$746,400	Land	\$746,700
Improvements	\$1,553,600	Improvements	\$1,253,300
Personal	\$0	Personal	\$0
Total	\$2,300,000	Total	\$2,000,000

The valuation, as established above, shall be binding only with respect to the tax years 2007 and 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 14 day of November 2011


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