

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 55627</b>
Petitioner: <b>PNQ, LLC,</b>  v.  Respondent: <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</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.: 2073-02-4-20-001+9**

**Category: Valuation      Property Type: Vacant Land**
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:  

**Total Value:            \$1,985,121**

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

**ORDER:**

Respondent is ordered to reduce the 2010 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 16th day of September 2011.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

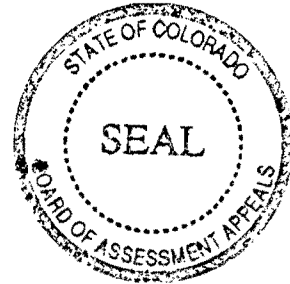
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

*CM*

\_\_\_\_\_  
Cara McKeller



**STIPULATION (As To Tax Year 2010 Actual Value)**

**PNQ, LLC**

Petitioners,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2010 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: 21435; 21405; 21669; 21639; 21609; 21567; 21507; 21699; 21465; 21495 East Quincy Avenue, County Schedule Number(s) 2073-02-4-20-001 /002 /003 /004 /005; 2073-02-4-20-007; 2073-02-4-20-009 /010 /011 /012

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

The parties have agreed that the 2010 actual value of the subject property should be reduced as follows:

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
2073-02-4-20-001		(2010)	
Land	\$198,796	Land	\$132,530
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
<b>Total</b>	<b>\$198,796</b>	<b>Total</b>	<b>\$132,530</b>

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
2073-02-4-20-002		(2010)	
Land	\$210,627	Land	\$210,627
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
<b>Total</b>	<b>\$210,627</b>	<b>Total</b>	<b>\$210,627</b>

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
2073-02-4-20-003		(2010)	
Land	\$193,412	Land	\$193,352
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
<b>Total</b>	<b>\$193,412</b>	<b>Total</b>	<b>\$193,352</b>

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
2073-02-4-20-004		<b>(2010)</b>	
Land	\$203,332	Land	\$193,412
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	<u>\$203,332</u>	Total	<u>\$193,412</u>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
2073-02-4-20-005		<b>(2010)</b>	
Land	\$203,332	Land	\$193,412
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	<u>\$203,332</u>	Total	<u>\$193,412</u>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
2073-02-4-20-007		<b>(2010)</b>	
Land	\$186,493	Land	\$143,456
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	<u>\$186,493</u>	Total	<u>\$143,456</u>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
2073-02-4-20-009		<b>(2010)</b>	
Land	\$315,009	Land	\$260,057
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	<u>\$315,009</u>	Total	<u>\$260,057</u>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
2073-02-4-20-010		<b>(2010)</b>	
Land	\$264,569	Land	\$218,416
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	<u>\$264,569</u>	Total	<u>\$218,416</u>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
2073-02-4-20-011		<b>(2010)</b>	
Land	\$121,153	Land	\$111,057
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	<u>\$121,153</u>	Total	<u>\$111,057</u>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
2073-02-4-20-012		<b>(2010)</b>	
Land	\$398,280	Land	\$328,802
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	<u>\$398,280</u>	Total	<u>\$328,802</u>
<b>Total</b>	<b>\$2,295,003</b>	<b>Total</b>	<b>\$1,985,121</b>



The valuation, as established above, shall be binding only with respect to the tax year 2010.

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 12<sup>th</sup> day of August 2011.



Licht & Company  
9101 E. Kenyon Ave., Suite 3900  
Denver, CO 80237  
(303) 575-9306



Kathryn L. Schroeder, #11042  
Arapahoe Cnty. Bd. Equalization  
5334 S. Prince St.  
Littleton, CO 80120-1136  
(303) 795-4639

Corbin Sakdol  
Arapahoe County Assessor  
5334 S. Prince St.  
Littleton, CO 80120-1136  
(303) 795-4600