

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57043
Petitioner: H. W. NELSON , 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.: 2077-13-2-01-019+1

Category: Valuation Property Type: Residential
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: \$4,625,000

(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

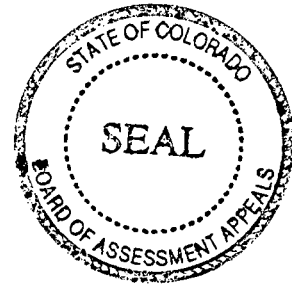
Debra A. Baumbach

Debra A. Baumbach

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

CMK

Cara McKeller



STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS STATE OF COLORADO
 DOCKET NUMBER 57043 2011 SEP -9 AM 11:47

STIPULATION (As To Tax Year 2010 Actual Value)

H. W. NELSON

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 RESIDENTIAL and described as follows: 2500 East Belleview Ave., County Schedule Number: 2077-13-2-01-019+1.

A brief narrative as to why the reduction was made: Applied final 2009 value after appeal.

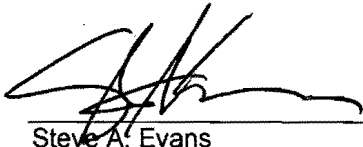
The parties have agreed that the 2010 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
2077-13-2-01-019			
Land	\$348,750	Land	\$261,560
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$348,750	Total	\$261,560
ORIGINAL VALUE		NEW VALUE	
2077-13-2-01-029			
Land	\$3,624,000	Land	\$3,080,400
Improvements	\$1,548,300	Improvements	\$1,283,040
Personal	\$0	Personal	\$0
Total	\$5,172,300	Total	\$4,363,440
TOTAL	\$5,521,050		\$4,625,000


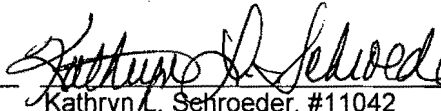
The valuation, as established above, shall be binding only with respect to the tax year 2010.

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 11th day of August 2011.



Steve A. Evans
The E Company, Inc
P. O. Box 1750
Castle Rock, CO 80104
(720) 351-3515



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