

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 57607</b>
Petitioner: <b>ORICA USA INC.,</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.: 1979-00-0-00-427**  
  
**Category: Abatement      Property Type: Vacant Land**
2. Petitioner is protesting the 08-09 actual value of the subject property.
3. The parties agreed that the 08-09 actual value of the subject property should be reduced to:  
  

**Total Value:            \$959,567**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 08-09 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 14th day of February 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

Diane M. DeVries

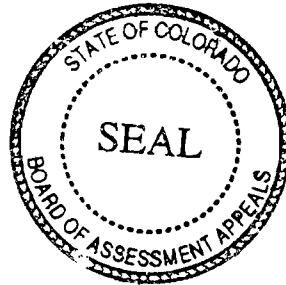
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*AM*

Cara McKeller

*Debra A. Baumbach*

Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 57607**

**STIPULATION (As To Tax Years 2008 and 2009 Actual Value)**

**ORICA USA INC**

Petitioners,

vs.

**ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS,**

Respondent.

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THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax years 2008 and 2009 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: County Schedule Number 1979-00-0-00-427.

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

The parties have agreed that the 2008 and 2009 actual value of the subject property should be reduced as follows:

<b>ORIGINAL VALUE (2008)</b>		<b>NEW VALUE (NO CHANGE)</b>	
Land	\$385,835	Land	\$385,835
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
<b>Total</b>	<u>\$385,835</u>	<b>Total</b>	<u>\$385,835</u>
<b>ORIGINAL VALUE (2009)</b>		<b>NEW VALUE</b>	
Land	\$1,115,590	Land	\$573,732
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
<b>Total</b>	<u>\$1,115,590</u>	<b>Total</b>	<u>\$573,732</u>
<b>TOTAL</b>	<b>\$1,501,425</b>		<b>\$959,567</b>

The valuation, as established above, shall be binding only with respect to the tax years 2008 and 2009.


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 9<sup>th</sup> day of January 2012.



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