

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58267
Petitioner: BIJOU DEVELOPMENT COMPANY, LLC, 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.: 1985-00-0-00-426+3

Category: Valuation Property Type: Vacant Land
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$9,144

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

ORDER:

Respondent is ordered to reduce the 2011 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 March 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

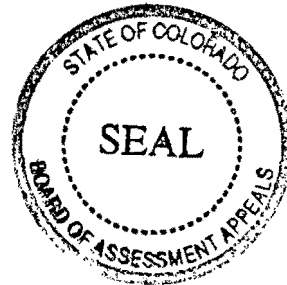
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Cara McKeller

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 58267

20120315 PM 1:22

STIPULATION (As To Tax Year 2011 Actual Value)

BIJOU DEVELOPMENT COMPANY, LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2011 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: 65205, 65627, 66321 AND 65206 East Mexico Place, County Schedule Numbers: 1985-00-0-00-426/427/429/430.

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

The parties have agreed that the 2011 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE (2011)	
1985-00-0-00-426			
Land	\$74,550	Land	\$1,875
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	<u>\$74,550</u>	Total	<u>\$1,875</u>

ORIGINAL VALUE		NEW VALUE (2011)	
1985-00-0-00-427			
Land	\$73,752	Land	\$2,632
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	<u>\$73,752</u>	Total	<u>\$2,632</u>

ORIGINAL VALUE		NEW VALUE (2011)	
1985-00-0-00-429			
Land	\$75,453	Land	\$2,693
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	<u>\$75,453</u>	Total	<u>\$2,693</u>

ORIGINAL VALUE

1985-00-0-00-430

Land	\$73,878
Improvements	\$0
Personal	\$0
Total	<u>\$73,878</u>

NEW VALUE

(2011)

Land	\$1,944
Improvements	\$0
Personal	\$0
Total	<u>\$1,944</u>

TOTAL \$297,633

TOTAL \$9,144

The valuation, as established above, shall be binding only with respect to the tax year 2011.

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 13th day of February 2012.



Hugh E. Smith
Bradbury Properties, Inc.
4725 S. Monaco Street, #205
Denver, CO 80237
(303) 708-1105



Ronald A. Carl, #21673
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 80166-0001
(303) 795-4600