

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58818
Petitioner: CLINTON J. HELTON SR., 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.: 2077-04-1-10-007+2

Category: Valuation Property Type: Commercial Real
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: \$1,225,000

(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 7th day of December 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.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller



STIPULATION (As To Tax Year 2011 Actual Value)

CLINTON J. HELTON SR. LLC

Petitioner,

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 COMMERCIAL and described as follows: 3768-3780 South Lipan Street, County Schedule Numbers: 2077-04-1-10-007, 2077-04-1-10-008 and 2077-04-1-10-009.

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


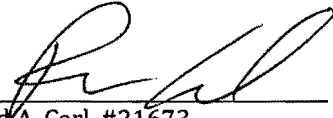

The parties have agreed that the 2011 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
2077-04-1-10-007		(NO CHANGE)	
Land	\$106,250	Land	\$106,250
Improvements	\$153,750	Improvements	\$153,750
Personal		Personal	
Total	<u>\$260,000</u>	Total	<u>\$260,000</u>
ORIGINAL VALUE		NEW VALUE	
2077-04-1-10-008		(NO CHANGE)	
Land	\$106,250	Land	\$106,250
Improvements	\$153,750	Improvements	\$153,750
Personal		Personal	
Total	<u>\$260,000</u>	Total	<u>\$260,000</u>
ORIGINAL VALUE		NEW VALUE	
2077-04-1-10-009		(2011)	
Land	\$318,750	Land	\$318,750
Improvements	\$461,250	Improvements	\$386,250
Personal		Personal	
Total	<u>\$780,000</u>	Total	<u>\$705,000</u>
Total	\$1,300,000	Total	\$1,225,000

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 31st day of October 2012.

 Dan George	 Ronald A. Carl, #21673	 Corbin Sakdol
1 st Net Real Estate Services, Inc. 3333 S. Wadsworth Blvd., #200 Lakewood, CO 80227 (720) 962-5750	Arapahoe Cnty. Bd. Equalization 5334 S. Prince St. Littleton, CO 80120-1136 (303) 795-4639	Arapahoe County Assessor 5334 S. Prince St. Littleton, CO 80166-0001 (303) 795-4600