

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 59432</b>
Petitioner: <b>LINDA AND JOHN BIRES III,</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.: 1973-10-1-17-005**  
     **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:            \$300,000**  
     (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 11th day of July 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

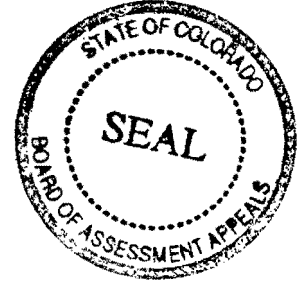
Diane M. DeVries

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



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 59432

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STIPULATION (As To Tax Year 2011 Actual Value)

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LINDA AND JOHN BIRES III

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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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: 523 Havana Street, County Schedule Number: 1973-10-1-17-005.

A brief narrative as to why the reduction was made: Analyzed income information and adjusted for physical limitations of site.

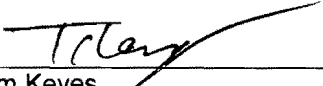
The parties have agreed that the 2011 actual value of the subject property should be reduced as follows:

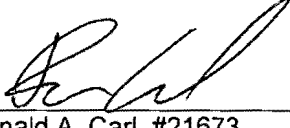
ORIGINAL VALUE		NEW VALUE (2011)	
Land	\$288,000	Land	\$213,000
Improvements	\$132,000	Improvements	\$87,000
Personal	\$0	Personal	\$0
Total	<u>\$420,000</u>	Total	<u>\$300,000</u>

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 6<sup>th</sup> day of JUNE 2012.

  
Tom Keyes  
Property Tax Adjustment  
Specialists, Inc.  
6000 E. Evans Ave. #1426  
Denver, CO 80222

  
Ronald A. Carl, #21673  
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