

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 60197</b>
Petitioner: <b>HERMAN AND MARIANNE SHINE ,</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.: 1971-34-1-12-027+1**

**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:            \$2,339,750**

(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 26th day of June 2014.

**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*

\_\_\_\_\_  
Cara McKeller



STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

2014 JUN 23 AM 9:19

BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 60197  
STIPULATION as To Tax Years 2011 Actual Value

---

HERMAN AND MARIANNE SHINE,

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

---

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year(s) 2011 valuation of the property listed in this Petition and jointly move the Board of Assessment Appeals to enter its Order based on this stipulation.

Subject property is classified as **COMMERCIAL** and described as follows: **3080 South Broadway**; County Schedule Numbers: **1971-34-1-12-027 and 1971-34-1-12-028**.

A brief narrative as to why the reduction was made: Board of Assessment Appeals Order.

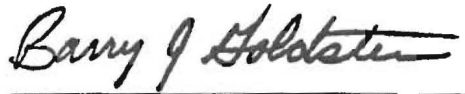
The parties have agreed that the 2011 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
1971-34-1-12-027		2011	
Land	\$1,120,500	Land	\$1,120,500
Improvements	\$429,500	Improvements	\$388,000
Personal		Personal	
Total	<u>\$1,550,000</u>	Total	<u>\$1,508,500</u>
1971-34-1-12-028		2011	
Land	\$280,110	Land	\$280,110
Improvements	\$574,890	Improvements	\$551,140
Personal		Personal	
Total	<u>\$855,000</u>	Total	<u>\$831,250</u>
TOTAL	\$2,405,000		\$2,339,750

The valuation, as established above, shall be binding only with respect to the tax years 2011. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.


Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled. Petitioners agree to waive the right to any further appeal for the assessment years covered by this Stipulation.

DATED the 4<sup>th</sup> day of JUNE 2014.



---

Barry J. Goldstein, Esq.  
Sterling Property Tax Specialists  
950 S. Cherry Street, Suite 320  
Denver, CO 80246  
(303) 757-8865



---

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 80120-1136  
(303) 795-4600