

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 60201
Petitioner: GUTHERIE PARTNERS LP, 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.: 1975-33-4-12-002

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: \$2,428,125

(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



2014 JUN 23 AM 9:19

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 60201
STIPULATION as To Tax Years 2011 Actual Value

GUTHRIE PARTNERS LP,

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: **18461 East Hampden Avenue**; County Schedule Number: **1975-33-4-12-002**.

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

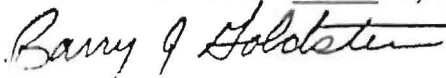
The parties have agreed that the 2011 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE 2011		NEW VALUE 2011	
Land	\$1,025,310	Land	\$1,025,310
Improvements	\$1,471,690	Improvements	\$1,402,815
Personal		Personal	
Total	<u>\$2,497,000</u>	Total	<u>\$2,428,125</u>

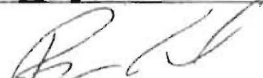
The valuation, as established above, shall be binding only with respect to the tax years 2011. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

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 4th 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