

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62066
Petitioner: EDWIN J. BERNAU JR. TRUST DATED 10-05-06, v. Respondent: ARAPAHOE COUNTY BOARD OF COMMISSIONERS.	
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.: 2075-27-1-23-004

 Category: Abatement Property Type: Industrial
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:

 Total Value: \$1,500,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2010 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 8th day of November 2013.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

Debra A. Baumbach

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

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 62066
STIPULATION As To Tax Years 2013/2014 Actual Value

STATE OF COLORADO
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EDWIN J. BERNAU JR. TRUST DATED 10-05-06,
Petitioner(s),

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,
Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax years 2013/2014 valuation of the property listed in this Petition and jointly move the Board of Assessment Appeals to enter its Order based on this stipulation. Conference calls with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as **INDUSTRIAL** and described as follows: **9889 E. Easter Ave.**, County Schedule Number: **2075-27-1-23-004**.

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

The parties have agreed that the 2013/2014 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE 2013/2014		NEW VALUE 2013/2014	
Land	\$668,811	Land	\$668,811
Improvements	\$906,189	Improvements	\$831,189
Personal		Personal	
Total	<u>\$1,575,000</u>	Total	<u>\$1,500,000</u>

The valuation, as established above, shall be binding only with respect to the tax years 2013/2014. 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. Petitioner(s) agree(s) to waive the right to any further appeal of 2075-27-1-23-004 for the assessment years covered by this Stipulation. Respondent reserves the right to account for any value added or subtracted by any 'unusual conditions' that may have occurred between 1/1/2013 and 1/1/2014.

DATED the 17th day of October 2013.

Todd J. Stevens
Stevens & Associates Inc.
9635 Maroon Circle, Suite 450
Englewood, CO 80112
(303) 347-1878

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