

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62412
Petitioner: MJB LAND COMPANY 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 apart of this decision.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: 2077-11-3-09-003

Category: Valuation Property Type: Vacant Land

2. Petitioner is protesting the 2013 actual property type of the subject property.
 3. The parties agreed that the 2013 value of the subject property should be reduced to:

Total Value: \$ 550,000
 (Reference Attached Stipulation)

4. The parties agreed that the 2013 actual property type of the subject property should be reclassified and should be :

Property Type: Residential
 (Reference Attached Stipulation)

5. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2013 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 30th day of October, 2013.

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

C/K

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 62412
STIPULATION As To Tax Years 2013/2014 Actual Value

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

2013 OCT 29 AM 9:24

MJB LAND COMPANY,

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding the tax years 2013 and 2014 valuation of the property listed in this Petition and jointly moves 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 RESIDENTIAL and described as follows: 12 Viking Drive, County Schedule Number: 2077-11-3-09-003.

A brief narrative as to why the reduction was made: The ownership issue of the two parcels has been resolved by Petitioner. This vacant land case is settled at the residential assessment ratio instead of the vacant land assessment ratio.

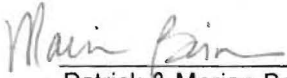
The parties have agreed that the 2013/2014 assessed value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
2013/2014		2013/2014	
Land	\$550,000	Land	\$550,000
29% assessment rate		7.96% assessment rate	
Assessed value	<u>\$159,500</u>	Assessed value	<u>\$43,780</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 agrees to waive the right to any further appeal of 2077-11-3-09-003 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 1 day of October 2013.


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