

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62858
Petitioner: PATRICIA A. AND ROGER T. (DECEASED) MITCHELL , 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.: 2077-16-4-21-003

Category: Abatement 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: \$1,200,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

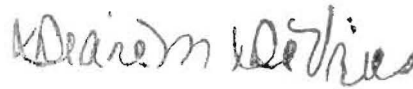
ORDER:

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 22nd day of July 2014.

BOARD OF ASSESSMENT APPEALS

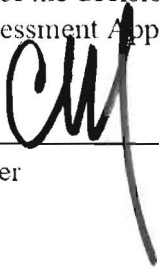


Diane M. DeVries

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



Debra A. Baumbach



Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 62858
STIPULATION as To Tax Year 2011 Actual Value

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2014 JUL 14 AM 9:19

PATRICIA A. MITCHELL AND ROGER T. MITCHELL (deceased)

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 2011 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 **COMMERCIAL** and described as follows: **5794 South Datura Street**; County Schedule Number: **2077-16-4-21-003**.

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

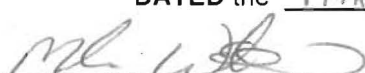
The parties have agreed that the 2011 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE 2011		NEW VALUE 2011	
Land	\$1,020,930	Land	\$1,110,440
Improvements	\$479,070	Improvements	\$89,560
Personal		Personal	
Total	\$1,500,000	Total	\$1,200,000

The valuation, as established above, shall be binding only with respect to the tax year 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 17th day of JUNE 2014.


Mike Walter
1st Net Real Estate Services
3333 S. Wadsworth Blvd., #200
Lakewood, CO 80227
(720) 962-5750


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