

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 75460</b>
Petitioner: <b>NORMAN E. SMITH</b>  v.  Respondent: <b>ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS</b>	
<b>ORDER ON STIPULATION</b>	

**THE PARTIES TO THIS ACTION** entered into a Stipulation, which has been accepted 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.: 2077-16-3-16-013**  
     **Category: Abatement Appeal                      Property Type: Mixed Use**
2. Petitioner is protesting the 2018 actual value of the subject property.
3. The parties agreed that the 2018 actual value of the subject property should be reduced to:

**Total Value:       \$210,000**  
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

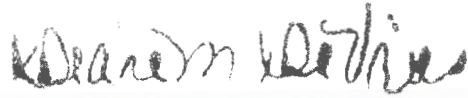
**ORDER:**

Respondent is ordered to reduce the 2018 actual value of the subject property, as set forth above.

The Arapahoe County Assessor is directed to change his/her records accordingly.

**DATED** this 13th day of September 2019.

**BOARD OF ASSESSMENT APPEALS**

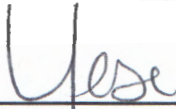


Diane M. DeVries



Debra A. Baumbach

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



Yesenia Araujo



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 75460  
STIPULATION as To Tax Years 2017/2018 Actual Value

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

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**NORMAN E. SMITH,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS**

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax years 2017/2018 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 **MIXED USE** and is located at **2340 West Main Street**, County Schedule Number: **2077-16-3-16-013**.

A brief narrative as to why the reduction was made: Income and sales comparison approaches with consideration to the subject's poor condition indicate that adjustment to this value is correct.

The parties have agreed that the 2017/2018 actual value of the subject property should be reduced as follows:

<b>ORIGINAL VALUE</b> <b>2017/2018</b>		<b>NEW VALUE</b> <b>2017/2018</b>	
Land	\$140,840	Land	\$134,160
Improvements	\$124,160	Improvements	\$75,840
Personal	\$0	Personal	\$0
<b>Total</b>	<b>\$265,000</b>	<b>Total</b>	<b>\$210,000</b>

The valuation, as established above, shall be binding only with respect to the tax years 2017/2018. 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 for the assessment year covered by this Stipulation.

DATED the 30 day of August 2019.

*Norman E. Smith*

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