

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>MICHAEL BLUMENTHAL,</p> <p>v.</p> <p>Respondent:</p> <p>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</p>	
<p>Attorney or Party Without Attorney for the Petitioner:</p> <p>Name: Thomas E. Downey, Jr., Esq. Address: 733 East 8th Ave. Denver, CO 80203 Phone Number: (303) 813-1111 E-mail: Attorney Registration No.:</p>	<p>Docket Number: 39017</p>
<p>ORDER ON STIPULATION</p>	

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.: 1973-01-2-00-001 and 1973-01-2-01-008
Category: Valuation **Property Type: Vacant Land**

2. Petitioner is protesting the 2001 actual value of the subject property.

3. The parties agreed that the 2001 actual value of the subject property should be reduced to:

REFERENCE ATTACHED STIPULATION.

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2001 actual value of the subject property, as set forth above.

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

DATED/MAILED this 26th day of February, 2002.

This decision was put on the record

February 25, 2002

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

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

Penny S. Bunnell
Penny S. Bunnell

Docket Number 39017



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 39017**

STIPULATION AND ORDER (As To Tax Year 2001 Actual Value)

MICHAEL BLUMENTHAL,

Petitioner.

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

02 FEB 21 PM 12:05

RECEIVED

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as commercial vacant lots and described as follows:

- 12600 E. Colfax Ave. RA 1248-001
- 12800 E. Colfax Ave. RA 1248-002. See schedule numbers below.

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

The parties have agreed that the 2001 actual value of the subject property should be reduced as follows:

ACTUAL VALUES, AS ASSIGNED BY ARAPAHOE COUNTY

<u>SCHEDULE NUMBER</u>	<u>LAND VALUE</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2001 ACTUAL VALUE</u>
1973-01-2-00-001	\$ 887,317		\$ 887,317
1973-01-2-01-008	\$ 73,500		\$ 73,500

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

<u>SCHEDULE NUMBER</u>	<u>LAND VALUE</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2001 ACTUAL VALUE</u>
1973-01-2-00-001	\$ 730,135		\$ 730,135
1973-01-2-01-008	\$ 60,480		\$ 60,480

The Board concurs with the Stipulation.

DATED this 12th day of February 2002.

Thomas E. Downey, Jr.

Tom Downey #9686
Downey & Knickrehun
733 E. Eight Avenue
Denver, CO 80203
(303) 813-1111

Kathryn L. Schroeder

Kathryn L. Schroeder, #11042
Attorney for Respondent
Arapahoe County Bd. of Equalization
5334 South Prince Street
Littleton, CO 80166
(303) 795-4639

Edward G. Bosier

Edward G. Bosier
Arapahoe County Assessor
5334 South Prince Street
Littleton, CO 80166
(303) 795-4600

Docket # 39017