

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	
Petitioner: ACF PROPERTY MANAGEMENT, v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION.	
Attorney or Party Without Attorney for the Petitioner: Name: Todd J Stevens Stevens & Associates Inc Address: 640 Plaza Dr Suite 290 Littleton, CO 80129 Phone Number: 303-347-1878	Docket Number: 42244
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.: 2075-25-4-03-002

 Category: Valuation Property Type: Commercial Real

2. Petitioner is protesting the 2003 actual value of the subject property.

3. The parties agreed that the 2003 actual value of the subject property should be reduced to:

Total Value: \$1,550,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2003 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 June 4, 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

June 2, 2005

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

Keela Steele



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 42244**

STIPULATION (As To Tax Year 2003 Actual Value)

ACF PROPERTY MANAGEMENT,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2003 valuation of the subject property and jointly move the Board of Assessment Appeals to enter its Order based on this stipulation. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as offices and described as follows: 7257 S. Tucson Way; County Schedule Number 2075-25-4-03-002; RA 500-255.

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

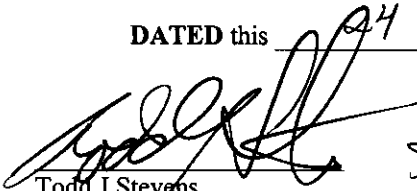
The parties have agreed that the 2003 actual value of the subject property should be reduced as follows:


ORIGINAL VALUE		NEW VALUE (2003)	
Land	\$ 308,142	Land	\$ 308,142
Improvements	\$ 1,691,858	Improvements	\$ 1,241,858
Personal	\$ _____	Personal	\$ _____
Total	\$ 2,000,000	Total	\$ 1,550,000


The valuation, as established above, shall be binding only with respect to the tax year 2003.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED this 24 day of May 2005.


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