

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**  
1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 43724**

Petitioner:

**WIENER OAK RIDGE LLC,**

v.

Respondent:

**ARAPAHOE COUNTY BOARD OF EQUALIZATION.**

**AMENDMENT TO ORDER (On Stipulation)**

**THE BOARD OF ASSESSMENT APPEALS** hereby amends its 2005 Order in the above-captioned appeal to reflect that page one of the stipulation has been amended.

In all other respects, the November 10, 2005 Order shall remain in full force and effect.

**DATED/MAILED** this 30<sup>th</sup> day of November, 2005.

This amendment was put on the record

November 29, 2005

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

  
Keela K. Steele

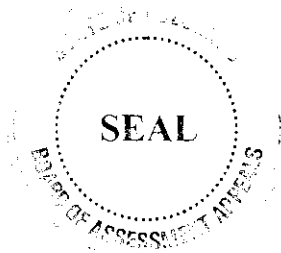
**BOARD OF ASSESSMENT APPEALS**



Karen E. Hart



Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 43724**

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**AMENDED (page 1) STIPULATION (As To Tax Year 2004 Actual Value)**

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**WIENER OAK RIDGE LLC,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2004 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 multi units and described as follows: See below.; RA's 411-023-024

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

The parties have agreed that the 2004 actual value of the subject property should be reduced as follows:

**ACTUAL VALUES, AS ASSIGNED BY ARAPAHOE COUNTY**

<u>SCHEDULE NO.</u>	<u>LAND VALUE</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2004 ACTUAL VALUE</u>
1975-17-3-19-001	\$1,248,000	\$10,608,000	\$11,856,000
1975-17-3-20-001	\$1,584,000	\$13,464,000	\$15,048,000

**ACTUAL VALUES, AS AGREED TO BY ALL PARTIES**

<u>SCHEDULE NO.</u>	<u>LAND</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2004 ACTUAL VALUE</u>
1975-17-3-19-001	\$1,248,000	\$10,212,000	\$11,460,000
1975-17-3-20-001	\$1,584,000	\$12,956,000	\$14,540,000
		TOTAL	\$26,000,000

The valuation, as established above, shall be binding only with respect to the tax year 2004.

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 \_\_\_\_\_ day of \_\_\_\_\_ 2005.

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2005 NOV 25 PM 1:53

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 43724</b>
Petitioner: <b>WIENER OAK RIDGE LLC,</b>  v.  Respondent: <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 1975-17-3-19-001+1**

**Category: Valuation      Property Type: Residential**
2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:  

**Total Value:            \$26,000,000**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2004 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 14th day of November 2005.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

November 10, 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*  
Keela Steele



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 43724**

**STIPULATION (As To Tax Year 2004 Actual Value)**

**WIENER OAK RIDGE LLC,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2004 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 multi units and described as follows: See below.; RA's 411-023 & 024.

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

The parties have agreed that the 2004 actual value of the subject property should be reduced as follows:

**ACTUAL VALUES, AS ASSIGNED BY ARAPAHOE COUNTY**

SCHEDULE NO.	LAND VALUE	IMPROVEMENTS	TOTAL 2004 ACTUAL VALUE
1975-17-3-19-001	\$1,248,000	\$10,608,000	\$11,856,000
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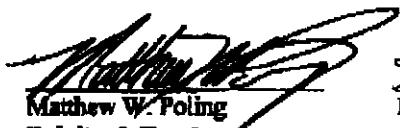
**ACTUAL VALUES, AS AGREED TO BY ALL PARTIES**

SCHEDULE NO.	LAND	IMPROVEMENTS	TOTAL 2004 ACTUAL VALUE
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The valuation, as established above, shall be binding only with respect to the tax year 2004.

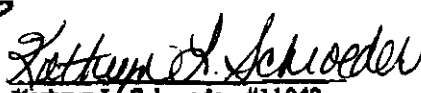
Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED this 2<sup>nd</sup> day of November 2005.



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Docket # 43724



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