

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44078
Petitioner: ANTELOPE DEVELOPMENT, v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION.	
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.: 1981-14-1-00-001+3

Category: Valuation Property Type: Commercial Real
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: \$905,210
 (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 25th day of October 2005.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

October 24, 2005

Karen E Hart

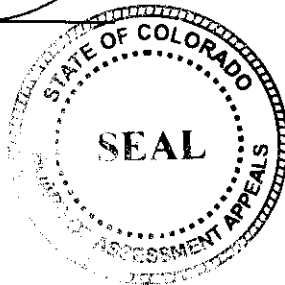
Karen E. Hart

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



OCT 17 2005

ATTORNEY'S OFFICE

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 44078**

STIPULATION (As To Tax Years 2004 Actual Value)

ANTELOPE DEVELOPMENT,

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 recreation and described as follows: See schedule numbers below. RA's 351-003 thru 006.

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

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
1981-14-1-00-001	\$1,194,000		\$1,194,000
1981-14-1-00-003	\$ 675,700		\$ 675,700
1981-14-4-00-001	\$ 239,500		\$ 239,500
1981-14-2-03-022	\$ 23,700	\$300,689	\$ 324,389

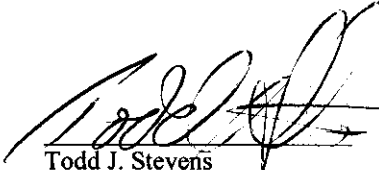
ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

SCHEDULE NO.	LAND VALUE	IMPROVEMENTS	TOTAL 2004 ACTUAL VALUE
1981-14-1-00-001	\$366,880		\$366,880
1981-14-1-00-003	\$207,500		\$207,500
1981-14-4-00-001	\$ 73,550		\$ 73,550
1981-14-2-03-022	\$ 7,280	\$250,000	\$257,280

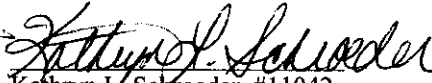
The valuation, as established above, shall be binding only with respect to the tax year 2004.

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

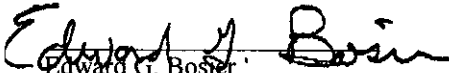
DATED this _____ day of _____ 2005.



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