

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 44314
Petitioner: SIMPSON HOUSING, 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.: 2071-30-2-01-001+1

Category: Valuation Property Type: Vacant Land
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: \$3,263,007
 (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 10th day of May 2006.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

May 9, 2006

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 44314**

STIPULATION (As To Tax Years 2004 Actual Value)

SIMPSON HOUSING,

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 vacant lots and described as follows: See schedule number below RA's 391-009 thru -010.

A brief narrative as to why the reduction was made: Analyzed market information and applied developer's discount.

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>
2071-30-2-01-001	\$ 839,214		\$ 839,214
2071-30-3-07-003	\$3,068,993		\$3,068,993

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

<u>SCHEDULE NO.</u>	<u>LAND</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2004 ACTUAL VALUE</u>
2071-30-2-01-001	\$ 839,214		\$ 839,214
2071-30-3-07-003	\$2,423,793		<u>\$2,423,793</u>
		TOTAL	\$3,263,007

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 _____ 2006.

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 STATE OF COLORADO
 COUNTY OF ARAPAHOE
 BOARD OF ASSESSMENT APPEALS

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