

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45235
Petitioner: W. G. & A. R. MUSSELMAN , 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.: 2077-04-1-08-005+1

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 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 2005 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 18th day of October 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

October 16, 2007

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

Heather Heinlein
Heather Heinlein



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 45235**

STIPULATION (As To Tax Year 2005 Actual Value)

W. G. & A. R. MUSSELMAN,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2005 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 manufacturing/processing/special purpose and described as follows: See 3768 & 3773 S. Jason; See County schedule numbers below; RA's 2224-044 & 045.

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

The parties have agreed that the 2005 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 2005 ACTUAL VALUE</u>
2077-04-1-09-018	\$76,563	\$1,723,437	\$1,800,000
2077-04-1-08-005	\$32,813	\$ 2,208	\$ 35,021
		TOTAL	\$1,835,021

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

<u>SCHEDULE NO.</u>	<u>LAND</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2005 ACTUAL VALUE</u>
2077-04-1-09-018	\$76,563	\$1,438,416	\$1,514,979
2077-04-1-08-005	\$32,813	\$ 2,208	\$ 35,021 no chg
		TOTAL	\$1,550,000

The valuation, as established above, shall be binding only with respect to the tax year 2005.

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 _____ 2007.

Dariusz Bozorgpour

Dariusz Bozorgpour
Property Tax Advisors
3090 S. Jamaica Ct., Ste. 204
Aurora, CO 80014

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

Corbin Sakdol

Corbin Sakdol
Arapahoe County Assessor
5334 South Prince Street
Littleton, CO 80166
(303) 795-4600

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