

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 45609</b>
Petitioner: <b>CHANNEL 20 TV COMPANY,</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.: 2075-23-3-19-002**  
  
**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:            \$1,865,000**  
 (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 20th day of February 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

February 15, 2008

*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

*Toni Rigirotti*

Toni Rigirotti



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 45609

STIPULATION (As To Tax Year 2005 Actual Value)

CHANNEL 20 TV COMPANY

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2008 FEB 15 PM 12:53

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2005 valuation of the subject property and jointly moves 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 commercial and described as follows: 11203 E. Peakview Ave.: County Schedule Number #2075-23-3-19-002 RA 378-007.

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

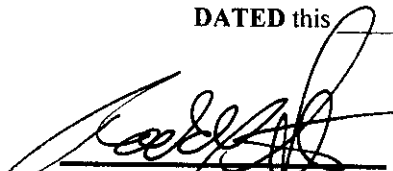
The parties have agreed that the 2005 actual value of the subject property should be reduced as follows:

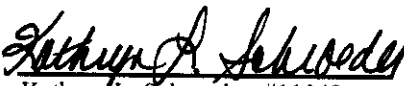
ORIGINAL VALUE		NEW VALUE (2005)	
Land	\$ 410,116	Land	\$ 410,116
Improvements	\$ 1,789,884	Improvements	\$ 1,454,884
Personal	\$ _____	Personal	\$ _____
Total	\$ 2,200,000	Total	\$ 1,865,000

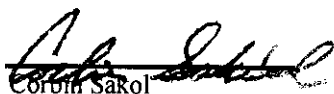
The valuation, as established above, shall be binding only with respect to the tax year 2005.

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 \_\_\_\_\_ 2008.

  
Stevens & Associates  
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Littleton, CO 80129

  
Kathryn L. Schroeder, #11042  
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Corbin Sakol  
Arapahoe County  
Assessor  
5334 S. Prince Street  
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