

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46287
Petitioner: FOX STREET INC., v. Respondent: ARAPAHOE COUNTY BOARD OF COMMISSIONERS.	
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.: 2075-21-3-15-003+5

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 03-04 actual value of the subject property.
3. The parties agreed that the 03-04 actual value of the subject property should be reduced to:

Total Value: \$1,200,000

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

ORDER:

Respondent is ordered to reduce the 03-04 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 21st day of February 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

February 20, 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

Marian Brennan

Marian Brennan



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 46287**

STIPULATION (As To Tax Years 2003 & 2004 Actual Value)

FOX STREET INC.,

Petitioner,

vs.

ARAPAHOE BOARD OF COUNTY COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding the tax years 2003 and 2004 valuations 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 condos and described as follows: See schedule numbers below. 2003 & 2004 abatement.

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

The parties have agreed that the 2003 and 2004 actual values of the subject property should be reduced as follows:

ACTUAL VALUES, AS ASSIGNED BY ARAPAHOE COUNTY

SCHEDULE NO.	LAND VALUE	IMPROVEMENTS	TOTAL 2003 & 2004 ACTUAL VALUES
2075-21-3-15-001	\$91,208	\$369,792	\$461,000
2075-21-3-15-002	\$71,760	\$347,240	\$419,000
2075-21-3-15-003	\$71,760	\$347,240	\$419,000
2075-21-3-15-004	\$71,760	\$347,240	\$419,000
2075-21-3-15-005	\$71,760	\$347,240	\$419,000
2075-21-3-15-006	\$91,208	\$383,792	\$475,000
		TOTAL	\$2,613,000


ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

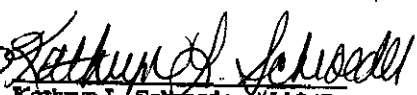
SCHEDULE NO.	LAND VALUE	IMPROVEMENTS	TOTAL 2003 & 2004 ACTUAL VALUES
2075-21-3-15-001	\$91,208	\$120,516	\$211,724
2075-21-3-15-002	\$71,760	\$120,789	\$192,549
2075-21-3-15-003	\$71,760	\$120,789	\$192,549
2075-21-3-15-004	\$71,760	\$120,789	\$192,549


2075-21-3-15-005	\$71,760	\$120,789	\$192,549
2075-21-3-15-006	\$91,208	\$126,872	\$218,080
TOTAL			\$1,200,000

The valuation, as established above, shall be binding only with respect to the tax years 2003 and 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 8 day of February 2007.


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