

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46817
Petitioner: CAFFA ENTERPRISES PHASE III, 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.: 1971-33-2-04-013

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 actual value of the subject property should be reduced to:

Total Value: \$837,500

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

ORDER:

Respondent is ordered to reduce the 2006 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 June 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

June 17, 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 Rigirozzi

Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 46817

STIPULATION (As To Tax Year 2006 Actual Value)

CAFFA ENTERPRISES PHASE III

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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CLERK OF DISTRICT COURT
JUDICIAL DISTRICT NO. 1
DENVER, COLORADO

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2006 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 warehouse and described as follows: 2055 W. Amherst Ave: County Schedule Number #1971-33-2-04-013 RA 373-002.

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


The parties have agreed that the 2006 actual value of the subject property should be reduced as follows:

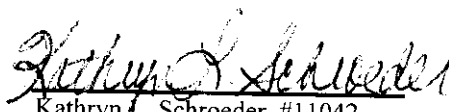
ORIGINAL VALUE		NEW VALUE (2006)	
Land	\$ 54,375	Land	\$ 54,375
Improvements	\$ 845,625	Improvements	\$ 783,125
Personal	\$ _____	Personal	\$ _____
Total	\$ 900,000	Total	\$ 837,500

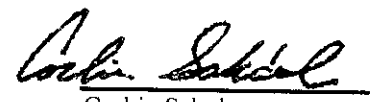
The valuation, as established above, shall be binding only with respect to the tax year 2006.

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.


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