

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 48306

Petitioner:

**CARRIE L. BLACK & 1545 W. BAYAUD
AVENUE, LLC,**

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.: 2073-29-3-40-21+3

Category: Valuation Property Type: Commercial Real

2. Petitioner is protesting the 2007 actual value of the subject property.

3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

Total Value: \$665,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2007 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 12th day of January 2009.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

January 9, 2009

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 Rigiroszi

Toni Rigiroszi



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 48306

STIPULATION (As To Tax Year 2007 Actual Value)

CARRIE L. BLACK & 1545 W. BAYAUD AVENUE, LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

2008 DEC 23 PM 12:20

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2007 valuation of the subject properties 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: ¹⁵³⁷³ ~~15787~~ E Hinsdale Dr., Units A-D., County Schedule Number 2073-2-3-40-021+3.

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

The parties have agreed that the 2007 actual value of the subject property should be reduced as follows:

SEE ATTACHED

The valuation, as established above, shall be binding only with respect to the tax year 2007.

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 the 4th day of December 2008.

1545 W Bayaud Avenue, LLC
Carrie Black
Managing Member

Carrie Black & 1545 W Bayaud
Avenue, LLC
332 Saint Paul Street
Denver, CO 80206

Kathryn L. Schroeder
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Arapahoe Cnty. Bd. Equalization
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Corbin Sakdol

Corbin Sakdol
Arapahoe County Assessor
5334 S. Prince St.
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(303)795-4600

3470
12/23/08

Parcel	Original Value	New Value
2073-29-3-40-021	\$185,520	\$166,250
2073-29-3-40-022	\$185,520	\$166,250
2073-29-3-40-023	\$185,520	\$166,250
2073-29-3-40-024	\$185,520	\$166,250
Total	\$742,080	\$665,000 ^v