

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 53678</b>
Petitioner: <b>H. W. NELSON ,</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.: 2077-13-2-01-019+1**  
     **Category: Valuation      Property Type: Agricultural**
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:  
     **Total Value:            \$4,625,000**  
     (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2009 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 26th day of November 2010.

**BOARD OF ASSESSMENT APPEALS**

*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.

*CM*

\_\_\_\_\_  
Cara McKeller

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 53678

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

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STIPULATION (As To Tax Year 2009 Actual Value)

H. W. NELSON

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2009 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 RESIDENTIAL and described as follows: 2500 East Belleview Avenue, County Schedule Numbers: 2077-13-2-01-019 and 2077-13-2-01-029.

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

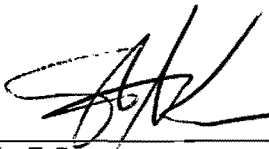
The parties have agreed that the 2009 actual value of the subject property should be reduced as follows:

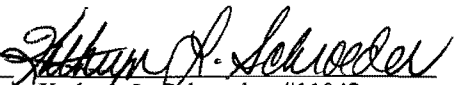
ORIGINAL VALUE		NEW VALUE	
2077-13-2-01-019		(2009)	
Land	\$348,750	Land	\$261,560
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$348,750	Total	\$261,560
2077-13-2-01-029		(2009)	
Land	\$3,624,000	Land	\$3,080,400
Improvements	\$1,548,300	Improvements	\$1,283,040
Personal	\$0	Personal	\$0
Total	\$5,172,300	Total	\$4,363,440
Total	\$5,521,050	Total	\$4,625,000

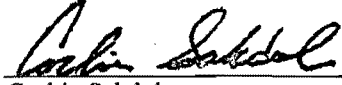
The valuation, as established above, shall be binding only with respect to the tax year 2009.

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 22<sup>nd</sup> day of October 2010

  
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Corbin Sakkol  
Arapahoe County Assessor  
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