

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 55565

Petitioner:

TRAN-NGUYEN AND XUAN THANH

v.

Respondent:

ARAPAHOE COUNTY BOARD OF EQUALIZATION

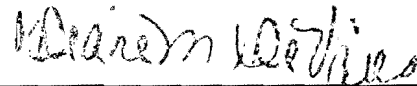
AMENDMENT TO ORDER (On Stipulation)

THE BOARD OF ASSESSMENT APPEALS hereby amends its September 16, 2011 Order in the above-captioned appeal to reflect that the correct stipulated property is Schedule Number 1971-35-3-26-021.

In all other respects, the September 16, 2011 Order shall remain in full force and effect.

DATED/MAILED this ~~22~~ day of November, 2011.

BOARD OF ASSESSMENT APPEALS



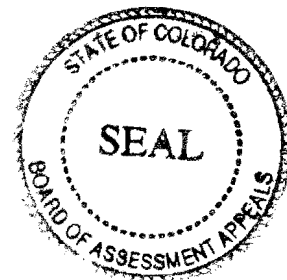
Diane DeVries



Debra A. Baumbach

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Cara McKeller

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 55565
Petitioner: TRAN-NGUYEN AND XUAN THANH, 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.: 1971-32-3-26-021

Category: Abatement Property Type: Commercial Real
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: \$130,000
 (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 16th day of September 2011.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

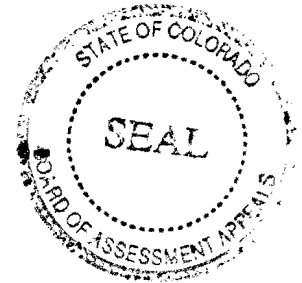
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

CM

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 55565

STIPULATION (As To Tax Year 2009 Actual Value)

TRAN-NGUYEN AND XUAN THANH

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 COMMERCIAL and described as follows: 3493 S. Downing Street, County Schedule Number: 1971-35-3-26-021.

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


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

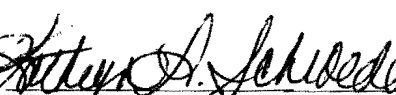
ORIGINAL VALUE		NEW VALUE (2009)	
Land	\$153,125	Land	\$103,125
Improvements	\$26,875	Improvements	\$26,875
Personal	\$0	Personal	\$0
Total	\$180,000	Total	\$130,000


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 11 day of August 2011.


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