

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 55609</b>
Petitioner: <b>TOY CAR CARE INC.,</b>  v. Respondent: <b>ARAPAHOE COUNTY BOARD OF COMMISSIONERS.</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.: 2075-25-1-22-001**

**Category: Abatement      Property Type: Commercial Real**
2. Petitioner is protesting the 07-08 actual value of the subject property.
3. The parties agreed that the 07-08 actual value of the subject property should be reduced to:  

**Total Value:            \$1,000,000**

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

**ORDER:**

Respondent is ordered to reduce the 07-08 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 23rd day of November 2011.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

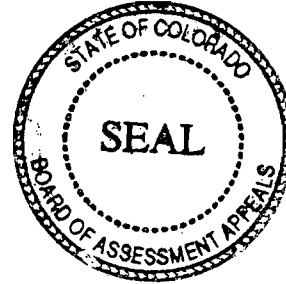
\_\_\_\_\_  
Diane M. DeVries

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 55609

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

2011 NOV 15 PM 1:43

STIPULATION (As To Tax Year 2007 and 2008 Actual Value)

TOY CAR CARE INC.

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding tax years 2007/2008 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: 6844 S. Potomac Street, County Schedule Number: 2075-25-1-22-001.

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

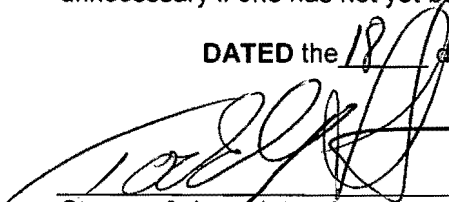
The parties have agreed that the 2007/2008 actual value of the subject property should be reduced as follows:

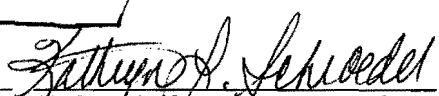
ORIGINAL VALUE		NEW VALUE (2007/2008)	
Land	\$447,534	Land	\$447,534
Improvements	\$742,466	Improvements	\$552,466
Personal	\$0	Personal	\$0
Total	\$1,190,000	Total	\$1,000,000


The valuation, as established above, shall be binding only with respect to the tax years 2007/2008.

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 18<sup>th</sup> day of October 2011.

  
Stevens & Associates, Inc  
Todd J. Stevens  
9800 Mt. Pyramid Court, #220  
Englewood, CO 80110  
(303) 347-1878

  
Kathryn L. Schroeder, #11042  
Arapahoe Cnty. Bd. Equalization  
5334 S. Prince St.  
Littleton, CO 80166-0001  
(303)795-4639

  
Corbin Sakdol  
Arapahoe County Assessor  
5334 S. Prince St.  
Littleton, CO 80166-0001  
(303)795-4600