BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

FAIRWAY LOT DEVELOPMENT,

v.

Respondent:

ARAPAHOE COUNTY BOARD OF EQUALIZATION.

ORDER ON STIPULATION

Docket Number: 58090

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.: 1973-34-2-04-001+1

Category: Valuation Property Type: Vacant Land

- 2. Petitioner is protesting the 2011 actual value of the subject property.
- 3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value:

\$429,300

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2011 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 1st day of October 2012.

BOARD OF ASSESSMENT APPEALS

Diona M. DaVrias

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

Cara McKeller

Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER 58090

2012 SEP 27 AM 11: 33

STIPULATION (As To Tax Year 2011 Actual Value)

FAIRWAY LOT DEVELOPMENT

Petitioners,

VS.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2011 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 VACANT LAND and described as follows: County Schedule Numbers: 1973-34-2-04-001 and 1973-27-3-16-023.

A brief narrative as to why the reduction was made: Analyzed market information and developer's discount.

The parties have agreed that the 2011 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
1973-34-2-04-001		(2011)	
Land	\$405,000	Land	\$214,650
Improvements	\$0	Improvements	\$0
Personal ·	\$0	Personal	\$0
Total	\$405,000	Total	\$214,650
ORIGINAL VALUE		NEW VALUE	
1973-27-3-16-023		(2011)	
Land	\$405,000	Land	\$214,650
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$405,000	Total	\$214,650

Total \$810,000 \$429,300

The valuation, as established above, shall be binding only with respect to the tax year 2011.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

8/31/12

DATED the 31 day of August 201

Tom Harkness Fairway Lot Development 9257 E. Wesley Ave. Denver, CO 80231 (303) 521-8115 Ronald A. Carl, #21673 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