

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Docket Number: 58413

Petitioner:

**WORSHAM LP,**

v.

Respondent

**ARAPAHOE COUNTY BOARD OF EQUALIZATION**

**ORDER RESCINDING ORDER ON WITHDRAWAL**

On June 6, 2012 pursuant to a Withdrawal Letter received May 23, 2012 the Board of Assessment Appeals issued an Order on Withdrawal. The Board of Assessment Appeals has received a Request to Rescind Order on Withdrawal from the Petitioner's Attorney. The Petitioner's Attorney had signed and submitted the Withdrawal Letter in error. A Stipulation with the Arapahoe County Board of Equalization has been received.

**ORDER:**

The Order on Withdrawal dated June 6, 2012 is hereby rescinded.

**DATED and MAILED** this 9<sup>th</sup> day of July, 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

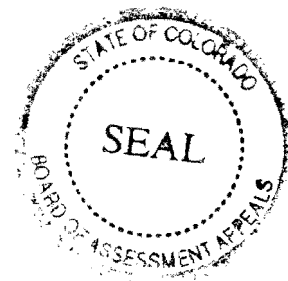
\_\_\_\_\_  
Diane M. DeVries

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



<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 58413</b>
Petitioner: <b>WORSHAM LP,</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.: 2073-29-1-02-013+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:            \$706,196**

(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 9th day of July 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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Diane M. DeVries

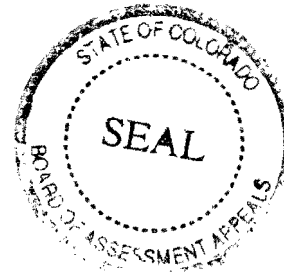
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*Debra A. Baumbach*

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

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

*CM*



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 58413**

**STIPULATION (As To Tax Year 2011 Actual Value)**

**WORSHAM LP**

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: 2073-29-1-02-013 and 2073-29-1-02-015.

A brief narrative as to why the reduction was made: Reduced taxable square foot area of land due to taking by CDOT.

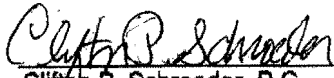
The parties have agreed that the 2011 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
2073-29-1-02-013		(2011)	
Land	\$1,205,256	Land	\$706,196
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
<b>Total</b>	<b>\$1,205,256</b>	<b>Total</b>	<b>\$706,196</b>
ORIGINAL VALUE		NEW VALUE	
2073-29-1-02-015		(2011)	
Land	\$42,514	Land	\$0
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
<b>Total</b>	<b>\$42,514</b>	<b>Total</b>	<b>\$0</b>
<b>Total</b>	<b>\$1,247,770</b>		<b>\$706,196</b>

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

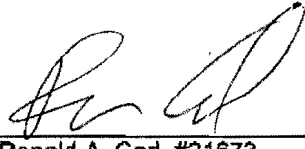
Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED the 30<sup>th</sup> day of May 2012.



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Clifton P. Schroeder, P.C.  
Clifton P. Schroeder  
85 W. Oak Hills Drive  
Castle Rock, CO 80108  
(303) 708-8777



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Ronald A. Carl, #21673  
Arapahoe Cnty. Bd. Equalization  
5334 S. Prince St.  
Littleton, CO 80120-1136  
(303) 795-4639



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

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 58413</b>
Petitioner: <b>WORSHAM LP,</b>  v.  Respondent: <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON WITHDRAWAL</b>	

The Board received Petitioner's request to withdraw the above-captioned appeal on May 23, 2012. The Board has approved Petitioner's request.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:  

**County Schedule No.: 2073-29-1-02-013+1**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2011 actual value of the subject property.

**ORDER:**

Petitioner's request for withdrawal is granted; therefore, the Board will take no further action on this matter.

DATED AND MAILED this 11th day of June 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

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Diane M. DeVries

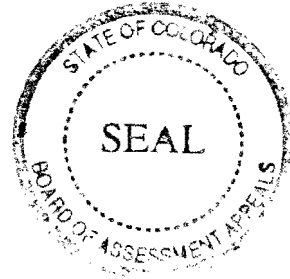
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*Debra A. Baumbach*

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

*CM*

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



*If at any time you decide you DO NOT wish to pursue your appeal and choose to withdraw, please sign this letter and return it to the Board of Assessment Appeals.*

Please do not fill out and file this form if you are entering into a stipulation with the county.

Clifton P. Schoeder, P.C.  
Clifton P. Schroeder  
85 WEST OAK HILLS DRIVE  
Castle Rock, CO 80108

Date: 05/23/2012

Docket No.: 58413  
Hearing Date: June 28, 2012

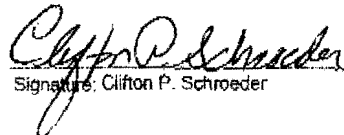
To: Board of Assessment Appeals  
1313 Sherman Street, Room 315  
Denver, CO 80203

Via Facsimile: 303.866.4485

I no longer wish to pursue this matter and request that my property tax appeal be withdrawn. I understand that, by withdrawing this appeal, I relinquish all rights to obtaining a reduction in value for the subject property for tax year(s) 2011. I understand that this withdrawal letter should not be mailed or faxed if I have reached an agreement (stipulation) with the Arapahoe County Board Of Equalization resulting in a reduction in value.

**CERTIFICATE OF SERVICE**

I hereby certify that a true and correct copy of this document was mailed, faxed, or hand delivered to the Arapahoe County Board Of Equalization.

  
Signature: Clifton P. Schroeder