

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58430
Petitioner: H. W. NELSON , v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION.	
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.: 2077-13-2-01-041+1

Category: Valuation Property Type: Commercial Real
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: \$1,833,649

(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 6th day of November 2012.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

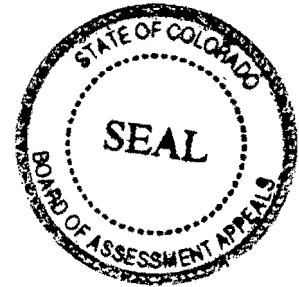
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

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Cara McKeller



STIPULATION (As To Tax Year 2011 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 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 follows: 2077-13-2-01-041-RESIDENTIAL IMPROVED and 2077-13-2-01-040-CONTIGUOUS RESIDENTIAL LAND and described as follows: 2500 East Belleview Avenue, County Schedule Numbers: 2077-13-2-01-040 and 2077-13-2-01-041.

A brief narrative as to why the reduction was made: Changed classification of parcel 2077-13-2-01-040 from contiguous residential land to agricultural land.

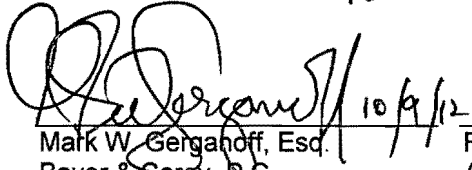
The parties have agreed that the 2011 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
2077-13-2-01-040		(2011)	
Land	\$2,313,000	Land	\$8,049
Improvements		Improvements	
Personal		Personal	
Total	\$2,313,000	Total	\$8,049
ORIGINAL VALUE		NEW VALUE	
2077-13-2-01-041		(NO CHANGE)	
Land	\$1,047,000	Land	\$1,047,000
Improvements	\$778,600	Improvements	\$778,600
Personal		Personal	
Total	\$1,825,600	Total	\$1,825,600
Total	\$4,138,600		\$1,833,649

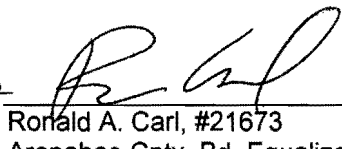
The valuation, as established above, shall be binding only with respect to the tax year 2011.

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

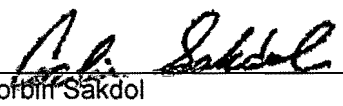
DATED the 10th day of October 2012.


10/9/12

Mark W. Gerganoff, Esc.
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Corbin Sakdol
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