

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58830
Petitioner: STAN LUCAS , 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.: 2077-09-2-00-034+6

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: \$10,635,500

(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 26th day of December 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

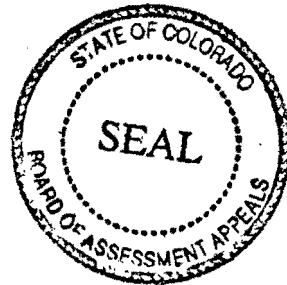
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 58830

STATE OF COLORADO
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STIPULATION (As To Tax Year 2011 Actual Value)

STAN LUCAS

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2011 valuation of nine subject properties listed in this Petition and jointly move the Board of Assessment Appeals to enter its Order based on this stipulation. Conference calls with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as COMMERCIAL and described as follows: 1942, 1950, 1865, 1835, and 1825 W. Union Avenue and 1910 W. Stanford Avenue; County Schedule Numbers: 2077-09-2-00-034, 2077-09-2-00-035, 2077-09-2-00-092, 2077-09-2-00-094, 2077-09-2-00-095, 2077-09-2-00-137 and 2077-09-2-00-151.

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

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

ORIGINAL VALUE		NEW VALUE (2011)	
2077-09-2-00-034			
Land	\$3,702,600	Land	\$1,900,000
Improvements	\$563,000	Improvements	\$1,900,000
Personal		Personal	
Total	<u>\$4,265,600</u>	Total	<u>\$3,800,000</u>
2077-09-2-00-035			
Land	\$2,317,831	Land	\$1,225,000
Improvements	\$402,669	Improvements	\$1,225,000
Personal		Personal	
Total	<u>\$2,720,500</u>	Total	<u>\$2,450,000</u>
2077-09-2-00-092			
Land	\$1,821,686	Land	\$1,005,000
Improvements	\$551,614	Improvements	\$1,005,000
Personal		Personal	
Total	<u>\$2,373,300</u>	Total	<u>\$2,010,000</u>

ORIGINAL VALUE

2077-09-2-00-094

Land	\$607,223
Improvements	\$142,977
Personal	
Total	<u>\$750,200</u>

NEW VALUE**(2011)**

Land	\$300,000
Improvements	\$300,000
Personal	
Total	<u>\$600,000</u>

ORIGINAL VALUE

2077-09-2-00-095

Land	\$781,235
Improvements	\$118,765
Personal	
Total	<u>\$900,000</u>

NEW VALUE**(2011)**

Land	\$360,000
Improvements	\$360,000
Personal	
Total	<u>\$720,000</u>

ORIGINAL VALUE

2077-09-2-00-137

Land	\$327,678
Improvements	\$32,322
Personal	
Total	<u>\$360,000</u>

NEW VALUE**(2011)**

Land	\$140,000
Improvements	\$140,000
Personal	
Total	<u>\$280,000</u>

ORIGINAL VALUE

2077-09-2-00-151

Land	\$654,024
Improvements	\$201,976
Personal	
Total	<u>\$856,000</u>

NEW VALUE**(2011)**

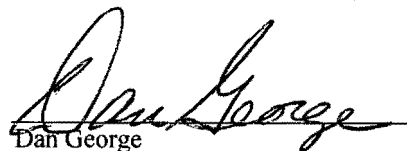
Land	\$387,750
Improvements	\$387,750
Personal	
Total	<u>\$775,500</u>

Total**\$12,225,600****\$10,635,500**

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 14th day of November 2012.



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