

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 58842</b>
Petitioner: <b>RIDGE-CENTENNIAL 63, INC.,</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.: 2075-23-4-35-001+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:            \$575,000**

(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 7th day of December 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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Diane M. DeVries

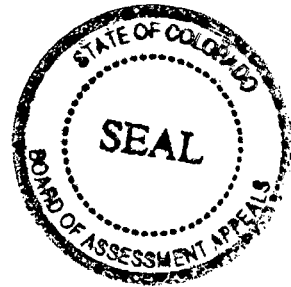
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Cara McKeller*

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

*Debra A. Baumbach*

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Debra A. Baumbach



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

**RIDGE-CENTENNIAL 63 INC.**

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: 2075-23-4-35-001 and 2075-23-4-35-002.

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

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

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
2075-23-4-35-001		(2011)	
Land	\$614,316	Land	\$464,380
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$614,316	Total	\$464,380
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
2075-23-4-35-002		(2011)	
Land	\$146,336	Land	\$110,620
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$146,336	Total	\$110,620
Total	\$760,652		\$575,000

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 1ST day of NOVEMBER 2012.



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Mike Walter  
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