

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 59632</b>
Petitioner: <b>THOMAS PHARO ,</b>  v.  Respondent: <b>ARAPAHOE COUNTY BOARD OF COMMISSIONERS.</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.: 2073-25-4-00-003**

**Category: Abatement      Property Type: Vacant Land**
2. Petitioner is protesting the 09-10 actual value of the subject property.
3. The parties agreed that the 09-10 actual value of the subject property should be reduced to:  

**Total Value:            \$300**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 09-10 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 13th day of September 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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Diane M. DeVries

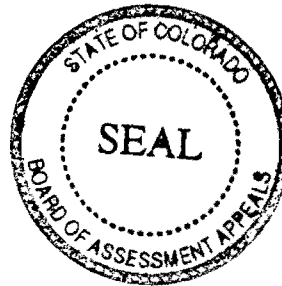
*Debra A. Baumbach*

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

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

*Cara McKeller*

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



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 59632

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

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STIPULATION (As To Tax Years 2009 and 2010 Actual Value)

THOMAS PHARO

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax years 2009 and 2010 valuation of the subject property 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 Number 2073-25-4-00-003.

A brief narrative as to why the reduction was made: Analyzed characteristics of parcel.

The parties have agreed that the 2009 and 2010 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE (2009 and 2010)		NEW VALUE (2009 and 2010)	
Land	\$230,000	Land	\$300
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$230,000	Total	\$300

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

Both parties agree that no interest shall be paid by the Respondent to the Petitioner in this matter and that the Petitioner hereby waives any and all rights to recover interest.

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 9<sup>th</sup> day of August 2012.



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