

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 60827</b>
Petitioner: <b>ARAPARK, LLC,</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.: 2073-20-3-11-004+5**

**Category: Valuation      Property Type: Vacant Land**
2. Petitioner is protesting the 2012 actual value of the subject property.
3. The parties agreed that the 2012 actual value of the subject property should be reduced to:  

**Total Value:            \$2,241,116**

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

**ORDER:**

Respondent is ordered to reduce the 2012 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 25th day of February 2013.

**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



**STIPULATION (As To Tax Year 2012 Actual Value)**

**ARAPARK, LLC,**

Petitioners,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding the tax year 2012 valuation of the property listed in this Petition and jointly moves 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 VACANT LAND and described as follows: 15795 East Parker Road, 6645 South Parker Road, 6553 South Parker Road, 6523 South Parker Road, 15785 East Arapahoe Road and 6573 South Parker Road, County Schedule Numbers: 2073-20-3-11-004, 2073-20-3-11-005, 2073-20-3-11-007, 2073-20-3-12-003, 2073-20-3-13-002 and 2073-20-3-13-003.

A brief narrative as to why the reduction was made: Analyzed market value.

The parties have agreed that the 2012 actual value of the subject property should be reduced as follows:

<b>ORIGINAL VALUE</b>		<b>NEW VALUE (No Change)</b>	
2073-20-3-11-004			
Land	\$568,860	Land	\$568,860
Improvements	\$	Improvements	\$
Personal		Personal	
Total	<u>\$568,860</u>	Total	<u>\$568,860</u>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE (No Change)</b>	
2073-20-3-11-005			
Land	\$612,267	Land	\$612,267
Improvements	\$	Improvements	\$
Personal		Personal	
Total	<u>\$612,267</u>	Total	<u>\$612,267</u>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE (No Change)</b>	
2073-20-3-11-007			
Land	\$339,033	Land	\$339,033
Improvements	\$	Improvements	\$
Personal		Personal	
Total	<u>\$339,033</u>	Total	<u>\$339,033</u>

**ORIGINAL VALUE**

2073-20-3-12-003

Land	\$262,900
Improvements	\$
Personal	
<b>Total</b>	<b>\$262,900</b>

**NEW VALUE****(No Change)**

Land	\$262,900
Improvements	\$
Personal	
<b>Total</b>	<b>\$262,900</b>

**ORIGINAL VALUE**

2073-20-3-13-002

Land	\$329,011
Improvements	\$
Personal	600
<b>Total</b>	<b>\$329,011</b>

**NEW VALUE****(2012)**

Land	\$600
Improvements	\$
Personal	
<b>Total</b>	<b>\$600</b>

**ORIGINAL VALUE**

2073-20-3-13-003

Land	\$581,043
Improvements	\$
Personal	
<b>Total</b>	<b>\$581,043</b>

**NEW VALUE****(2012)**

Land	\$457,456
Improvements	\$
Personal	
<b>Total</b>	<b>\$457,456</b>

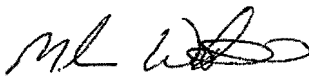
Total \$2,693,114

Total \$2,241,116

The valuation, as established above, shall be binding only with respect to the tax year 2012.

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 24<sup>TH</sup> day of JANUARY 2013.



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