

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 60875
Petitioner: LUMBERYARDS DEVELOPMENT LLC, 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.: 1971-34-2-18-028

Category: Valuation Property Type: Commercial Real
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: \$833,000
 (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 26th day of December 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

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.

CM

Cara McKeller



STIPULATION (As To Tax Year 2012 Actual Value)

LUMBERYARDS DEVELOPMENT 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 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 COMMERCIAL and described as follows: 3001 South Broadway, County Schedule Number 1971-34-2-18-028:

A brief narrative as to why the reduction was made: Applied 2011 value after final appeal.

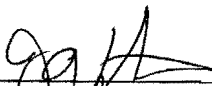
The parties have agreed that the 2012 actual value of the subject property should be reduced as follows:


ORIGINAL VALUE		NEW VALUE (2012)	
Land	\$562,500	Land	\$562,500
Improvements	\$287,500	Improvements	\$270,500
Personal	\$0	Personal	\$0
Total	\$850,000	Total	\$833,000

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 4 day of NOVEMBER 2012.


 Jason Letman
 Consultus Asset Valuation
 68 Inverness Lane East #205
 Englewood, CO 80112
 (303) 770-2420


 Ronald A. Carl, #21673
 Arapahoe Cnty. Bd. Equalization
 5334 S. Prince St.
 Littleton, CO 80120-1136
 (303) 795-4639


 Corbin Sakdol
 Arapahoe County Assessor
 5334 S. Prince St.
 Littleton, CO 80166-0001
 (303) 795-4600