

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 61486
Petitioner: H. W. NELSON , 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.: 2077-13-2-01-040+1

Category: Valuation Property Type: Agricultural
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: \$1,833,649
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

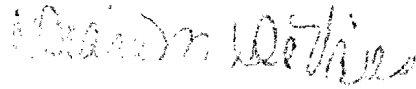
ORDER:

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.

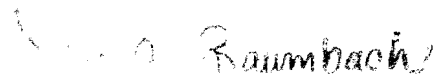
DATED AND MAILED this 29th day of April 2013.

BOARD OF ASSESSMENT APPEALS



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



Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 61486

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

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STIPULATION (As To Tax Year 2012 Actual Value)

H.W. NELSON,

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 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 AGRICULTURAL-RESIDENTIAL and described as follows: 2500 East Belleview Avenue, County Schedule Number: 2077-13-2-01-040 and 2077-13-2-01-041.

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

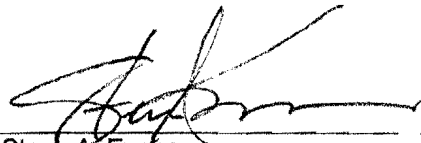
The parties have agreed that the 2012 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
2077-13-2-01-040		2012	
Land	\$2,313,000	Land	\$8,049
Improvements		Improvements	
Personal		Personal	
Total	<u>\$2,313,000</u>	Total	<u>\$8,049</u>
2077-13-2-01-041		No change	
Land	\$1,047,000	Land	\$1,047,000
Improvements	\$778,600	Improvements	\$778,600
Personal		Personal	
Total	<u>\$1,825,600</u>	Total	<u>\$1,825,600</u>
Total	\$4,138,600		\$1,833,649

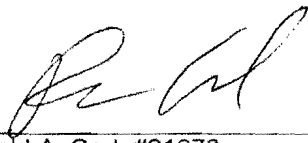
The valuation, as established above, shall be binding only with respect to the tax year 2012.

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 25 day of April 2013.



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