

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 61567</b>
Petitioner: <b>EDWIN J. BERNAU JR. TRUST DATED 10-05-06,</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.: 2075-27-1-23-004**  
     **Category: Valuation      Property Type: Industrial**
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:            \$1,200,000**  
     (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 9th day of April 2013.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

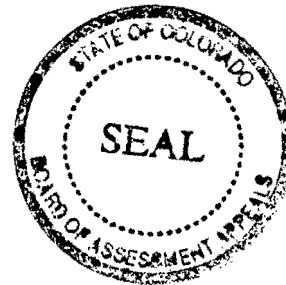
\_\_\_\_\_  
Diane M. DeVries

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

*am*  
\_\_\_\_\_  
Cara McKeller



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 61567

STATE OF COLORADO  
BO OF ASSESSMENT APPEAL

2013 APR -5 PM 1:49

STIPULATION (As To Tax Year 2012 Actual Value)

EDWIN J. BERNAU JR. TRUST DATED 10-05-06,

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 INDUSTRIAL and described as follows: 9889 East Easter Avenue, County Schedule Number: 2075-27-1-23-004.

A brief narrative as to why the reduction was made: Analyzed cost, market and income information.

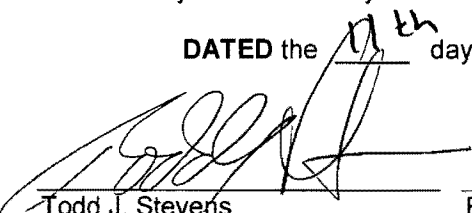
The parties have agreed that the 2012 actual value of the subject property should be reduced as follows:

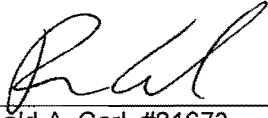
ORIGINAL VALUE		NEW VALUE (2012)	
Land	\$668,811	Land	\$411,576
Improvements	\$756,189	Improvements	\$788,424
Personal		Personal	
Total	<u>\$1,425,000</u>	Total	<u>\$1,200,000</u>

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 17<sup>th</sup> day of March 2013.

  
Todd J. Stevens  
Stevens & Associates, Inc.  
9635 Maroon Circle, Suite 450  
Englewood, CO 80112  
303-347-1878

  
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 80120-1136  
(303) 795-4600