

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 62062</b>
Petitioner: <b>AUTOMOTIVE SERVICES INC.,</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.: 2077-15-4-00-001+1**  
     **Category: Abatement      Property Type: Commercial Real**
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:  
     **Total Value:            \$3,700,000**  
     (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2010 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 November 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

*CW*

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



**BOARD OF ASSESSMENT APPEALS** STATE OF COLORADO  
**STATE OF COLORADO** BOARD OF ASSESSMENT APPEALS  
**DOCKET NUMBER 62062**  
**CORRECTED STIPULATION As To Tax Years 2010 Actual Value**

2013 NOV 22 AM 9:18

**AUTOMOTIVE SERVICES INC.,**  
 Petitioner(s),

vs.

**ARAPAHOE COUNTY BOARD OF COMMISSIONERS,**  
 Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax years 2010 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 **COMMERCIAL** and described as follows: **5500-5540 S. Broadway,** County Schedule Number: **2077-15-4-00-001 and 2077-15-4-00-002.**

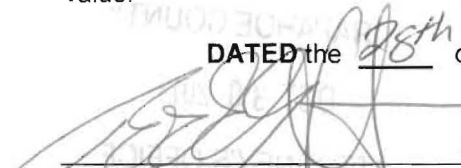
A brief narrative as to why the reduction was made: Analyzed cost and market information.

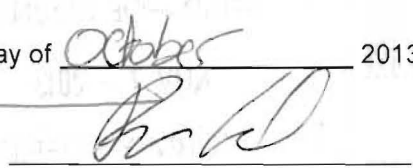
The parties have agreed that the 2013/2014 actual value of the subject property should be reduced as follows:

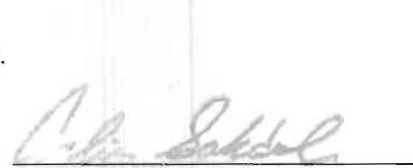
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2077-15-4-00-001</b>		<b>2077-15-4-00-001</b>	
Land	\$1,779,400	Land	\$1,779,400
Improvements	\$1,020,600	Improvements	\$662,600
Personal		Personal	
Total	\$2,800,000	Total	\$2,442,000
 <b>ORIGINAL VALUE</b>		 <b>NEW VALUE</b>	
<b>2077-15-4-00-002</b>		<b>2077-15-4-00-002</b>	
Land	\$766,123	Land	\$1,106,667
Improvements	\$493,333	Improvements	\$151,333
Personal		Personal	
Total	\$1,259,456	Total	\$1,258,000
 <b>TOTAL</b>	 <b>\$4,059,456</b>		 <b>\$3,700,000</b>

The valuation, as established above, shall be binding only with respect to the tax years 2010. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

DATED the 28<sup>th</sup> day of October 2013.

  
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 Corbin Sakdol  
 Arapahoe County Assessor  
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