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| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203           | <b>Docket Number: 62063</b> |
| Petitioner:<br><b>AUTOMOTIVE SERVICES INC.,</b><br><br>v.<br>Respondent:<br><b>ARAPAHOE COUNTY BOARD OF<br/>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.: 1973-14-2-03-001+2**

**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:            \$3,013,532**

(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*

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Debra A. Baumbach

*Cara McKeller*

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Cara McKeller



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 62063  
CORRECTED STIPULATION As To Tax Years 2010 Actual Value**

STATE OF COLORADO  
BD OF ASSESSMENT APPEAL  
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: **444-494 S. Havana St. and 1601 E. Virginia**, County Schedule Number: **1973-14-2-03-001, 1973-14-2-17-001, and 1973-14-2-24-001.**

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>1973-14-2-03-001</b> |                    | <b>1973-14-2-03-001</b> |                    |
| Land                    | \$112,500          | Land                    | \$112,500          |
| Improvements            | \$10,032           | Improvements            | \$10,032           |
| Personal                |                    | Personal                |                    |
| Total                   | \$122,532          | Total                   | \$122,532          |
| <b>ORIGINAL VALUE</b>   |                    | <b>NEW VALUE</b>        |                    |
| <b>1973-14-2-17-001</b> |                    | <b>1973-14-2-17-001</b> |                    |
| Land                    | \$189,000          | Land                    | \$189,000          |
| Improvements            | \$569,400          | Improvements            | \$291,000          |
| Personal                |                    | Personal                |                    |
| Total                   | \$758,400          | Total                   | \$480,000          |
| <b>ORIGINAL VALUE</b>   |                    | <b>NEW VALUE</b>        |                    |
| <b>1973-14-2-24-001</b> |                    | <b>1973-14-2-24-001</b> |                    |
| Land                    | \$1,157,824        | Land                    | \$1,157,824        |
| Improvements            | \$1,253,176        | Improvements            | \$1,253,176        |
| Personal                |                    | Personal                |                    |
| Total                   | \$2,411,000        | Total                   | \$2,411,000        |
| <b>TOTAL</b>            | <b>\$3,291,932</b> |                         | <b>\$3,013,532</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 20<sup>th</sup> day of October 2013.