

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 68931</b>
Petitioner: <b>AMBER COMMUNITIES, INC. -</b>  v. Respondent: <b>ARAPAHOE COUNTY BOARD OF COUNTY 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.: 2073-32-2-08-011+1**  
**Category: Abatement Appeal                      Property Type: Vacant Land**
2. Petitioner is protesting the 13-14 actual value of the subject property.
3. The parties agreed that the 13-14 actual value of the subject property should be reduced to:  

**Total Value:        \$312,000**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 13-14 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 7th day of February 2017.

**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

*G. Katardzic*

\_\_\_\_\_  
Gordana Katardzic



ACI  
13/14

BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 68931

**CORRECTED STIPULATION as To Tax Years 2013/2014 Actual Value**

STATE OF COLORADO  
BO OF ASSESSMENT APPEALS

2017 FEB -7 AM 9:35

**AMBER COMMUNITIES INC.,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF COMMISSIONERS,**

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax years 2013/2014 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 **VACANT LAND** and is identified as County Schedule Numbers 2073-32-2-08-011 and 2073-32-2-08-014.

A brief narrative as to why the reduction was made: Comparable market sales indicate that adjustment to this value is correct.

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>	
2073-32-2-08-011		2013/2014	
Land	\$168,000	Land	\$156,000
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
<b>Total</b>	<b>\$168,000</b>	<b>Total</b>	<b>\$156,000</b>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
2073-32-2-08-014		2013/2014	
Land	\$168,000	Land	\$156,000
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
<b>Total</b>	<b>\$168,000</b>	<b>Total</b>	<b>\$156,000</b>
<b>TOTAL</b>	<b>\$336,000</b>	<b>TOTAL</b>	<b>\$312,000</b>

The valuation, as established above, shall be binding only with respect to the tax years 2013/2014. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled. Petitioners agree to waive the right to any further appeal for the assessment year covered by this Stipulation.

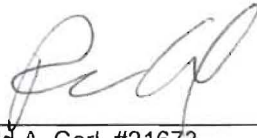
DATED the 12<sup>th</sup> day of January, 2017.

RECEIVED  
JAN 12 2017



---

Kendra Goldstein, Esq.  
Goldstein Law Firm, LLC  
950 S. Cherry Street, #320  
Denver, CO 80246  
(303) 757-8865



---

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