

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75906
Petitioner: DECIMA CORPORATION v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been accepted 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.: 1973-01-3-23-003+2
Category: Valuation/Protest Appeal Property Type: Vacant Land
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$242,913
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

The Arapahoe County Assessor is directed to change his/her records accordingly.

DATED this 29th day of January 2020.

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

Yesenia Araujo

Yesenia Araujo



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 75906
STIPULATION as To Tax Years 2019/2020 Actual Value**

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2019 DEC 11 PM 2:14

DECIMA CORPORATION,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 2019/2020 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**, County Schedule Numbers: **1973-01-3-26-002, 1973-01-3-23-003 and 1973-01-3-23-004.**

A brief narrative as to why the reduction was made: Sales comparison approach, considering contaminated condition of subject, indicates that adjustment to this value is correct.

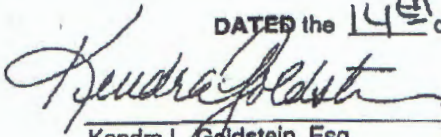
The parties have agreed that the 2019/2020 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
1973-01-3-26-002		2019/2020	
Land	\$142,842	Land	\$107,480
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$142,842	Total	\$107,480
 ORIGINAL VALUE		 NEW VALUE	
1973-01-3-23-003		2019/2020	
Land	\$127,537	Land	\$59,518
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$127,537	Total	\$59,518
 ORIGINAL VALUE		 NEW VALUE	
1973-01-3-23-004		2019/2020	
Land	\$257,952	Land	\$75,915
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$257,952	Total	\$75,915
 TOTAL	 \$528,331	 TOTAL	 \$242,913

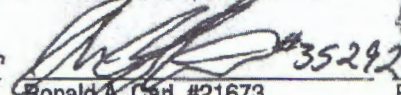
The valuation, as established above, shall be binding only with respect to the tax years 2019/2020. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

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

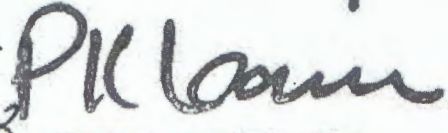
DATED the 14th day of NOVEMBER 2019.



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STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS