

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45386
Petitioner: SFERS REAL ESTATE CORP X, v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

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.: 2075-25-3-05-001+4

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$7,310,600

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 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 May 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

May 8, 2008

Karen E Hart

Karen E. Hart

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

Toni Rigirozzi

Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 45386

STIPULATION (As To Tax Year 2005 Actual Value)

SFERS,

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
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THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2005 valuation of the subject property and jointly moves the Board of Assessment Appeals to enter its Order based on this stipulation. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as commercial and described as follows: 7257 S. Revere Pky, 7297 S. Revere Pky. 7307 S. Revere Pky. 7315 S. Revere Pky and 7337 S. Revere Pky.: County Schedule Numbers #2075-25-3-05-00 - 005; RA375-004 - 008.

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


The parties have agreed that the 2005 actual value of the subject property should be reduced as follows:

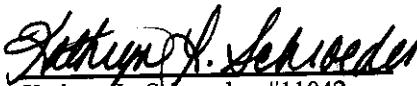
SEE ATTACHED SHEET

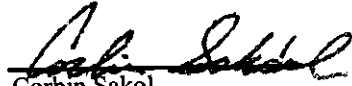
The valuation, as established above, shall be binding only with respect to the tax year 2005.

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 this 6th day of FEBRUARY 2008.


Jim Brown
George McElroy & Assoc,
31310 S. Vaughn Way
Suite 301
Aurora, CO 80014


Kathryn L. Schroeder, #11042
Arapahoe Cty. Bd. Equalization
5334 S. Prince Street
Littleton, CO 80166


Corbin Sakol
Arapahoe County
Assessor
5334 S. Prince Street
Littleton, CO 80166

PARCELS #	ORIGINAL VALUE	NEW VALUE (2005)
2075-25-3-05-001	Land \$ 798,324 Improvements \$ 4,510,676 Personal \$ _____ Total \$ 5,300,000	Land \$ 798,324 Improvements \$ 3,225,856 Personal \$ _____ Total \$ 4,024,180
2075-25-3-05-002	ORIGINAL VALUE Land \$ 130,680 Improvements \$ 634,320 Personal \$ _____ Total \$ 765,000	NEW VALUE (2005) Land \$ 130,680 Improvements \$ 577,651 Personal \$ _____ Total \$ 708,331
2075-25-3-05-003	ORIGINAL VALUE Land \$ 141,525 Improvements \$ 893,475 Personal \$ _____ Total \$ 1,035,000	NEW VALUE (2005) Land \$ 141,525 Improvements \$ 725,700 Personal \$ _____ Total \$ 867,225
2075-25-3-05-004	ORIGINAL VALUE Land \$ 127,674 Improvements \$ 822,326 Personal \$ _____ Total \$ 950,000	NEW VALUE (2005) Land \$ 127,674 Improvements \$ 603,473 Personal \$ _____ Total \$ 731,147
2075-25-3-05-005	ORIGINAL VALUE Land \$ 174,459 Improvements \$ 1,105,541 Personal \$ _____ Total \$ 1,280,000	NEW VALUE (2005) Land \$ 174,459 Improvements \$ 805,258 Personal \$ _____ Total \$ 979,717

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OFFICE OF THE
STATE ASSESSOR