

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p><b>Docket Number: 45417</b></p>
<p>Petitioner: <b>WALTER PROPERTIES INC.,</b></p> <p>v.</p> <p>Respondent: <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b></p>	
<p><b>ORDER ON STIPULATION</b></p>	

**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.: 1973-28-1-03-019+1**

**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:            \$4,000,000**

(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 1st day of August 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

July 31, 2007

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

Heather Wilcox  
Heather Wilcox



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 45417**

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**STIPULATION (As To Tax Years 2005 Actual Value)**

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**WALTER PROPERTIES INC.,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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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 move 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 warehouse/storage and described as follows: 8200 and 8201 E. Pacific Pl.; See schedule numbers below. RA's 2212-022 & 023.

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:

**ACTUAL VALUES, AS ASSIGNED BY ARAPAHOE COUNTY**

<u>SCHEDULE NO.</u>	<u>LAND VALUE</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2005 ACTUAL VALUE</u>
1973-23-1-03-019	\$259,920	\$1,740,080	\$2,000,000
1973-28-1-05-001	\$412,083	\$1,987,917	<u>\$2,400,000</u>
		<b>TOTAL</b>	<b>\$4,400,000</b>

**ACTUAL VALUES, AS AGREED TO BY ALL PARTIES**

<u>SCHEDULE NO.</u>	<u>LAND</u>	<u>IMPROVEMENTS</u>	<u>TOTAL 2005 ACTUAL VALUE</u>
1973-23-1-03-019	\$259,920	\$1,516,080	\$1,776,000
1973-28-1-05-001	\$412,083	\$1,811,917	<u>\$2,224,000</u>
		<b>TOTAL</b>	<b>\$4,000,000</b>

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 on this matter be vacated or is unnecessary if one has not yet been scheduled.

DATED this 13<sup>th</sup> day of July 2007.



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