

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 45606</b>
Petitioner: <b>7030 JORDAN LLC,</b>  v.  Respondent: <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</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.: 2073-30-1-05-001**

**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 19th day of November 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

November 16, 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.

*Heather Heinlein*

---

*Debra A. Baumbach*

---

Debra A. Baumbach

Heather Heinlein



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 45606**

---

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

---

**7030 JORDAN LLC,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

---

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: 7030 S. Jordan Rd.; County Schedule Number 2073-30-1-05-001; RA 2577-002.

A brief narrative as to why the reduction was made: Analyzed cost, market & income information. Considered comparable assessments in close proximity to subject property.

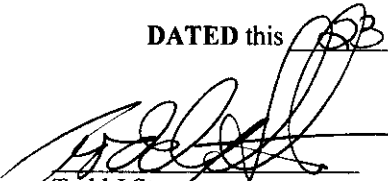
The parties have agreed that the 2005 actual value of the subject property should be reduced as follows:


ORIGINAL VALUE		NEW VALUE	
Land	\$ 1,023,313	Land	\$ 1,023,313
Improvements	\$ 3,976,687	Improvements	\$ 2,976,687
Personal	\$ _____	Personal	\$ _____
Total	\$ 5,000,000	Total	\$ 4,000,000

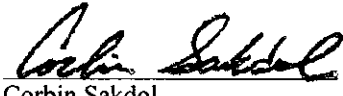
The valuation, as established above, shall be binding only with respect to the tax year 2005.

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 23 day of October 2007.

  
Todd J Steyens  
Stevens & Associates  
640 Plaza Dr., Ste. 290  
Littleton, CO 80219

  
Kathryn L. Schroeder, #11042  
Attorney for Respondent  
Arapahoe County Bd. of Equalization  
5334 South Prince Street  
Littleton, CO 80166

  
Corbin Sakdol  
Arapahoe County Assessor  
5334 South Prince Street  
Littleton, CO 80166  
(303) 795-4600