

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p><b>Docket Number: 45662</b></p>
<p>Petitioner: <b>ARCHLAND PROPERTY I LLC,</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.: 2073-20-3-08-007**

**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:            \$1,318,500**

(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 22nd day of January 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

January 18, 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 45662

STIPULATION (As To Tax Year 2005 Actual Value)

ARCHLAND PROPERTY I LLC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2008 JAN 18 PM 1:13

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 special purpose and described as follows: 6462 S. Parker Rd.; County Schedule Number 2073-20-3-08-007; RA 2551-026.

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

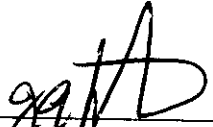
The parties have agreed that the 2005 actual value of the subject property should be reduced as follows:


ORIGINAL VALUE		NEW VALUE (2005)	
Land	\$ 699,566	Land	\$ 699,566
Improvements	\$ 650,434	Improvements	\$ 618,934
Personal	\$ _____	Personal	\$ _____
Total	\$ 1,350,000	Total	\$ 1,318,500


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 3 day of JANUARY 2008.

  
Steve Leitman  
Consultus Asset Valuation  
16-A Inverness Pl. E. Ste. 100  
Englewood, CO 80112  
(303) 770-2420

  
Kathryn L. Schroeder, #11042  
Attorney for Respondent  
Arapahoe County Bd. of Equalization  
5334 South Prince Street  
Littleton, CO 80166  
(303) 795-4639

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