

| | |
|------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 46942 |
| Petitioner: THOMAS SOEHNGEN LLC, 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.: 2075-22-3-55-011V+1

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 actual value of the subject property should be reduced to:

Total Value: \$352,782
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2006 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 8th day of July 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

July 7, 2008

Karen E Hart

Karen E. Hart

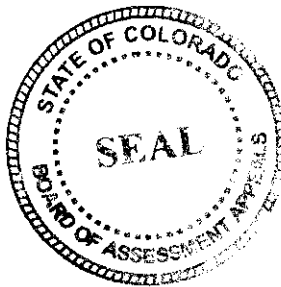
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Toni Rigirozzi

Toni Rigirozzi



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 46942**

STIPULATION (As To Tax Year 2006 (Actual Value))

THOMAS SOEHNGEN LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

2008 JUL -7 AM 7:41

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2006 valuation of the subject properties 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: 6635 S. Dayton St. #240 and #250, County Schedule Number 2075-22-3-55-011 RA 00356-039 and 2075-22-3-55-012 RA 00356-040.

A brief narrative as to why the reduction was made: Analyzed Market and Income Information.

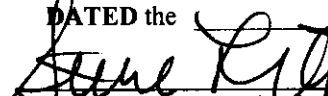
The parties have agreed that the 2006 actual value of the subject property should be reduced as follows:

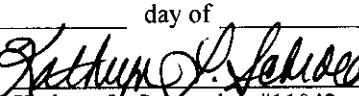
| ORIGINAL VALUE | | NEW VALUE | |
|-------------------------|---------------------|------------------|---------------------|
| 2075-22-3-55-011 | | (2006) | |
| Land | \$45,166.00 | Land | \$45,166.00 |
| Improvements | \$158,834.00 | Improvements | \$147,299.00 |
| Personal | \$0.00 | Personal | \$0.00 |
| Total | \$204,000.00 | Total | \$192,465.00 |
| | | | |
| ORIGINAL VALUE | | NEW VALUE | |
| 2075-22-3-55-012 | | (2006) | |
| Land | \$45,166.00 | Land | \$45,166.00 |
| Improvements | \$124,834.00 | Improvements | \$115,151.00 |
| Personal | \$0.00 | Personal | \$0.00 |
| Total | \$170,000.00 | Total | \$160,317.00 |
| Total | \$374,000.00 | Total | \$352,782.00 |

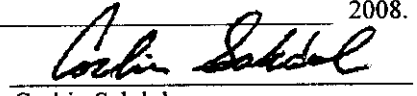
The valuation, as established above, shall be binding only with respect to the tax year 2006.

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 the _____ day of _____, 2008.


 Consultus Asset Valuation
 % Steve Letman
 16A Inverness Place East
 Englewood, CO 80112


 Kathryn L. Schroeder, #11042
 Arapahoe Cnty. Bd. Equalization
 5334 S. Prince St.
 Littleton, CO 80166-0001


 Corbin Sakdol
 Arapahoe County Assessor
 5334 S. Prince St.
 Littleton, CO 80166-0001