

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 47230
Petitioner: 14 INVERNESS PROPERTY, 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.: 2075-35-3-01-024

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: \$11,500,000
 (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 20th day of March 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

March 19, 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 47230**

STIPULATION (As To Tax Year 2006 Actual Value)

14 INVERNESS PROPERTY LLC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2006 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: 14 Inverness Dr. E.; See Schedule Numbers below; RA 393-011 & 012.

A brief narrative as to why the reduction was made: Adjusted to 2005 final value after protest. No unusual condition existed between 2005 and 2006.

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

ACTUAL VALUES, AS ASSIGNED BY ARAPAHOE COUNTY

SCHEDULE NO.	LAND VALUE	IMPROVEMENTS	TOTAL 2006 ACTUAL VALUE
2075-35-3-01-012	\$2,213,106	\$4,786,894	\$7,000,000
2075-35-3-01-024	\$2,152,731	\$5,147,269	\$7,300,000
TOTAL			\$14,300,000

ACTUAL VALUES, AS AGREED TO BY ALL PARTIES

SCHEDULE NO.	LAND VALUE	IMPROVEMENTS	TOTAL 2006 ACTUAL VALUE
2075-35-3-01-012	\$2,213,106	\$3,436,639	\$5,649,745
2075-35-3-01-024	\$2,152,731	\$3,697,524	\$5,850,255
TOTAL			\$11,500,000

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.

2007 APR 10 10:05 AM

DATED this 9th day of March 2007.



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Docket # 47230