

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 47821</b>
Petitioner: <b>REGENCY CENTERS,</b>  v.  Respondent: <b>ARAPAHOE COUNTY BOARD OF COMMISSIONERS.</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.: 1975-28-3-01-030**

**Category: Abatement      Property Type: Commercial Real**
2. Petitioner is protesting the 2004 actual value of the subject property.
3. The parties agreed that the 2004 actual value of the subject property should be reduced to:  

**Total Value:            \$4,200,000**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2004 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 30th day of July 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

July 29, 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 47821**

**STIPULATION (As To Tax Year 2004 (Actual Value))**

**REGENCY CENTERS**

Petitioners,

vs.

**ARAPAHOE COUNTY BOARD OF COMMISSIONERS,**

Respondent.

2008 JUL 29 PM 12:03

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2004 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: 17000 E. Iliff Ave., County Schedule Number 1975-28-3-01-030.

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

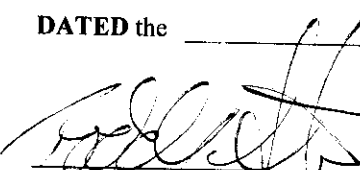
The parties have agreed that the 2004 actual value of the subject property should be reduced as follows:

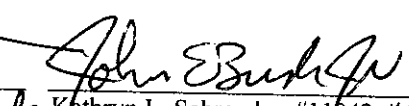
ORIGINAL VALUE		NEW VALUE (2004)	
Land	\$450,006.00	Land	\$450,006.00
Improvements	\$4,649,994.00	Improvements	\$3,749,994.00
Personal	\$0.00	Personal	\$0.00
Total	\$5,100,000.00	Total	\$4,200,000.00

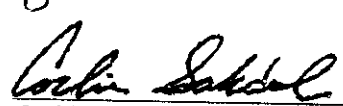
The valuation, as established above, shall be binding only with respect to the tax year 2004.

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 16 day of July 2008.

  
Stevens & Associates / Inc.  
640 Plaza Dr., Suite 290  
Littleton, CO 80129

  
for Kathryn L. Schroeder, #11042 #8076  
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