

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 47988</b>
Petitioner: <b>SOUTHEAST COMMONS ASSOC LP,</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.: 1975-30-2-28-002+1**

**Category: Valuation      Property Type: Commercial Real**

2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

**Total Value:            \$1,650,000**

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.



**ORDER:**

Respondent is ordered to reduce the 2007 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 June 2009.

**BOARD OF ASSESSMENT APPEALS**

*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 Rigiroszi*

Toni Rigiroszi





BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 47988

STIPULATION (As To Tax Year 2007 Actual Value)

SOUTHEAST COMMONS ASSOC. LP

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS  
2009 JUN 29 PM 1:38

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2007 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 has resulted in the following agreement:

Subject property is classified as COMMERCIAL and described as follows: 2101-2121 S. Blackhawk St., County Schedule Number 1975-30-2-28-002+1.

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

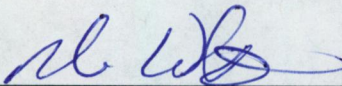
The parties have agreed that the 2007 actual value of the subject property should be reduced as follows:

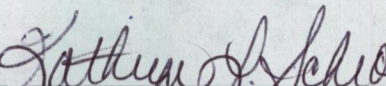
**SEE ATTACHED**

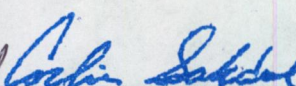
The valuation, as established above, shall be binding only with respect to the tax year 2007.

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 27th day of MAY 2009.

  
Mike Walter  
1<sup>st</sup> Net Real Estate Services, Inc.  
3333 S. Wadsworth Blvd., Ste 200  
Lakewood, CO 80227

  
Kathryn L. Schroeder, #11042  
Arapahoe Cnty. Bd. Equalization  
5334 S. Prince St.  
Littleton, CO 80166-0001  
(303)795-4639

  
Corbin Sakdol  
Arapahoe County Assessor  
5334 S. Prince St.  
Littleton, CO 80166-0001  
(303)795-4600

ARAPAHOE COUNTY  
MAY 28 2009  
ATTORNEY'S OFFICE



1975-30-2-28-002

Original Value	
Land	\$88,578
Improvements	\$886,422
<u>Total</u>	<u>\$975,000</u>

New Value	
Land	\$88,578
Improvements	\$736,422
<u>Total</u>	<u>\$825,000</u>

1975-30-2-28-003

Original Value	
Land	\$88,578
Improvements	\$961,422
<u>Total</u>	<u>\$1,050,000</u>

New Value	
Land	\$88,578
Improvements	\$736,422
<u>Total</u>	<u>\$825,000</u>

Old Total \$2,025,000

New Total \$1,650,000