

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 48158
Petitioner: KIMCO SOUTH PARKER 682 INC., 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.: 1973-27-4-03-001+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: \$11,000,000
 (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 28th day of November 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

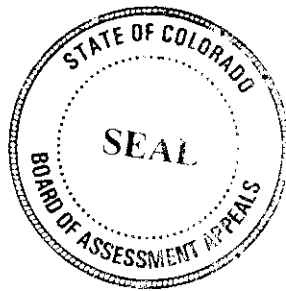
November 26, 2008

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 48158**

STIPULATION (As To Tax Year 2007 Actual Value)

KIMCO SOUTH PARKER 682 INC.

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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 have resulted in the following agreement:

Subject property is classified as COMMERCIAL and described as follows: 2353 S. Havana St, County Schedule Number 1973-27-4-03-001.

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

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

ORIGINAL VALUE		NEW VALUE (2007)	
Land	\$1,259,868	Land	\$1,259,868
Improvements	\$8,240,132	Improvements	\$7,064,475
Personal	\$0	Personal	\$0
Total	\$9,500,000	Total	\$8,324,343

Subject property is classified as COMMERCIAL and described as follows: 2350 S. Parker Road, County Schedule Number 1973-27-4-02-002.

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

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


ORIGINAL VALUE		NEW VALUE (2007)	
Land	\$390,471	Land	\$390,471
Improvements	\$2,359,529	Improvements	\$2,285,186
Personal	\$0	Personal	\$0
Total	\$2,750,000	Total	\$2,675,657


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


ISSUED
2007
APR 11
11:00 AM
\$2,675,657

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 29th day of October 2008.


Holland & Hart
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