

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 48394
Petitioner: GEDDES LIMITED LIABILITY PARTNERSHIP, 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.: 2075-27-4-17-001+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: \$1,450,000
 (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

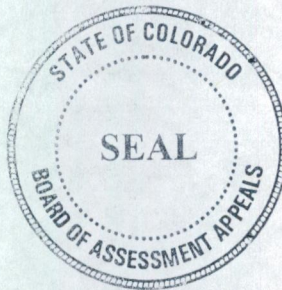
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Toni Rigiroszi

Toni Rigiroszi



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 48394

STIPULATION (As To Tax Year 2007 Actual Value)

GEDEES LIMITED LIABILITY PARTNERSHIP

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: 9959-9999 E. Geddes Ave., County Schedule Number 2075-27-4-17-001 & 002.

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

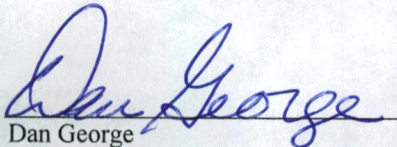
The parties have agreed that the 2007 actual value of the subject property should be reduced as follows:

SEE ATTACHED

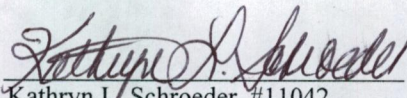
The valuation, as established above, shall be binding only with respect to the tax year 2007.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

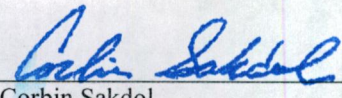
DATED the 29th day of May 2009.



Dan George
1st Net Real Estate Services Inc.
3333 S. Wadsworth Blvd.# 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

2075-27-4-17-001

Original Value

Land	\$252,000
Improvements	\$648,000
<u>Total</u>	<u>\$900,000</u>

New Value

Land	\$252,000
Improvements	\$473,000
<u>Total</u>	<u>\$725,000</u>

2075-27-4-17-002

Original Value

Land	\$225,148
Improvements	\$674,852
<u>Total</u>	<u>\$900,000</u>

New Value

Land	\$225,148
Improvements	\$499,852
<u>Total</u>	<u>\$725,000</u>

Old Total \$1,800,000

New Total \$1,450,000