

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 48911

Petitioner:

**HAVANA OFFICE PARK & MINI-STORAGE
LTD.,**

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.: 1973-11-3-11-005

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: \$5,000,000

(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 7th day of October 2009.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

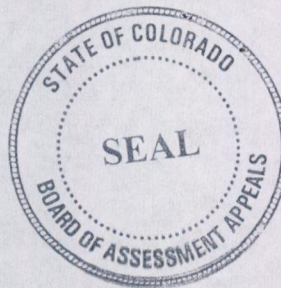
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Toni Rigirozzi

Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 48911

STIPULATION (As To Tax Year 2007 Actual Value)

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2009 OCT - 1 PM 1:48

HAVANA OFFICE PARK & MINI-STORAGE LTD.

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: 10 S. Havana St., County Schedule Number 1973-11-3-11-005.

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

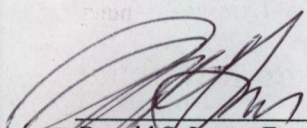
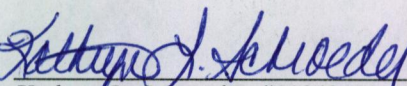
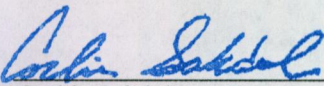
The parties have agreed that the 2007 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE (2007)	
Land	\$1,930,956	Land	\$1,000,000
Improvements	\$4,069,044	Improvements	\$4,000,000
Personal	\$0	Personal	\$0
Total	\$6,000,000	Total	\$5,000,000

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 _____ day of _____ 2009.

 H 1485  
Ronald S. Loser, Esq. Kathryn L. Schroeder, #11042 Corbin Sakdol
Robinson Waters & O'Dorisio Arapahoe Cnty. Bd. Equalization Arapahoe County Assessor
1099 18th Street, Suite 2600 5334 S. Prince St. 5334 S. Prince St.
Denver, CO 80202-1926 Littleton, CO 80166-0001 Littleton, CO 80166-0001
(303)795-4639 (303)795-4600

ATTORNEY'S OFFICE