

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 49039
Petitioner: BRCP GREENWOOD CORP. PLAZA, 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.: 2075-21-2-18-001+5

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:

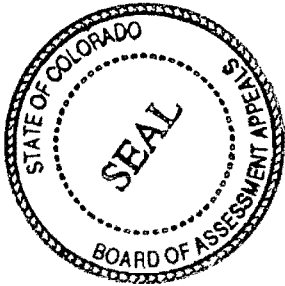
Total Value: \$34,000,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

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 13th day of January 2010.



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.

Melissa Nord

Melissa Nord

Debra A. Baumbach

Debra A. Baumbach

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 49039

STIPULATION (As To Tax Year 2007 Actual Value)

BRCP GREENWOOD CORP. PLAZA

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: 5970 Greenwood Plaza and 8051 Maplewood Ave., County Schedule Numbers: 2075-21-2-18-001 +3 and 2075-21-2-19-001 +1.

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

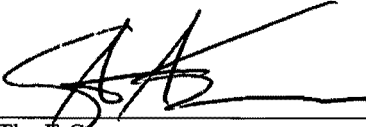
The parties have agreed that the 2007 actual value of the subject property should be reduced as follows:

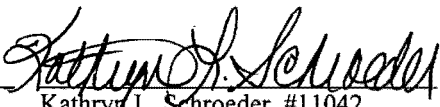
SEE ATTACHED.

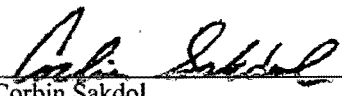
The valuation, as established above, shall be binding only with respect to the tax year 2007.

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 4th day of Dec 2009.


The E Company
Steve A. Evans
P.O. Box 1750
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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

2075-21-2-18-001

Original Value	
Land	\$4,513,680
Improvements	\$1,486,320
Total	\$6,000,000

New Value	
Land	\$4,513,680
Improvements	\$1,166,320
Total	\$5,680,000

2075-21-2-18-002

Original Value	
Land	\$4,293,096
Improvements	\$1,706,904
Total	6,000,000

New Value	
Land	\$4,293,096
Improvements	\$1,306,904
Total	\$5,600,000

2075-21-2-18-003

Original Value	
Land	2,615,688
Improvements	3,384,312
Total	6,000,000

New Value	
Land	\$2,615,688
Improvements	\$3,064,312
Total	\$5,680,000

2075-21-2-18-004

Original Value	
Land	2,603,136
Improvements	3,396,864
Total	6,000,000

New Value	
Land	\$2,603,136
Improvements	\$3,076,864
Total	\$5,680,000

2075-21-2-19-001

Original Value	
Land	2,627,184
Improvements	3,372,816
Total	6,000,000

New Value	
Land	\$2,627,184
Improvements	\$3,052,816
Total	\$5,680,000

2075-21-2-19-002

Original Value	
Land	2,352,888
Improvements	3,647,112
Total	6,000,000

New Value	
Land	\$2,627,184
Improvements	\$3,052,816
Total	\$5,680,000

TOTAL \$36,000,000

TOTAL \$34,000,000