

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 50254
Petitioner: MALAS COLO HOLDINGS LLC 90% & ALLIED INVESTMENTS TEAM 10%, v. Respondent: ARAPAHOE COUNTY BOARD OF COMMISSIONERS.	
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.: 2075-2-02-054

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 05-06 actual value of the subject property.
3. The parties agreed that the 05-06 actual value of the subject property should be reduced to:

Total Value: \$2,850,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 05-06 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 5th day of March 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.

Debra A. Baumbach

Debra A. Baumbach

Melissa Nord

Melissa Nord

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 50254

7. MAR -3 P. 3:11

STIPULATION (As To Tax Year 2005/06 Actual Value)

MALAS COLO HOLDINGS LLC 90% & ALLIED INVESTMENTS TEAM 10%

Petitioner(s),

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2005/06 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 6892 S. Yosemite Street., County Schedule Number 2075-27-2-02-054.

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

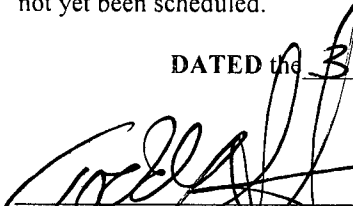
The parties have agreed that the 2005/06 actual value of the subject property should be reduced as follows:


ORIGINAL VALUE		NEW VALUE (2005/06)	
Land	\$1,283,656	Land	\$1,283,656
Improvements	\$1,966,344	Improvements	\$1,566,344
Personal	\$0	Personal	\$0
Total	\$3,250,000	Total	\$2,850,000


The valuation, as established above, shall be binding only with respect to the tax year 2005/06.

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 3 day of February 2010.


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