

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 50257
Petitioner: POTOMAC EAST L P % TOYS R US, 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.: 1973-24-19-004

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: \$2,500,000

(Reference Attached Stipulation)

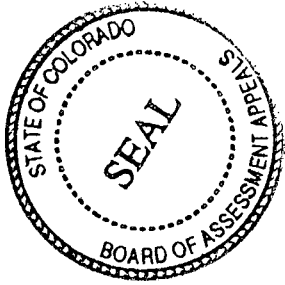
4. The Board concurs with the Stipulation.

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 2nd day of February 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

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 50257
7/20/09 12:03 PM

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

POTOMAC EAST LP % TOYS R US

Petitioners,

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: 13790 E. Mississippi., County Schedule Number 1973-24-1-19-004.

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

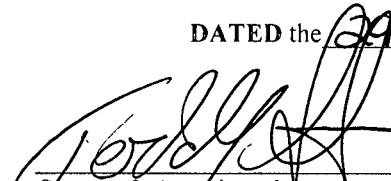
The parties have agreed that the 2005/06 actual value of the subject property should be reduced as follows:

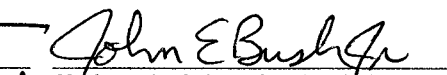
ORIGINAL VALUE		NEW VALUE (2006)	
Land	1,045,440	Land	\$1,045,440
Improvements	\$2,354,560	Improvements	\$1,454,560
Personal	\$0	Personal	\$0
Total	<u>\$3,400,000</u>	Total	<u>\$2,500,000</u>


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 29 day of December 2009.


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for Kathryn L. Schroeder, #11042 8076
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(303)795-4639


Corbin Sakdol
Arapahoe County Assessor
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