

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 50550
Petitioner: BLACK ROCK REALTY ADVISORS, INC., 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.: 2071-19-2-09-010
 Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:
 Total Value: \$2,983,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2008 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 February 2009.

BOARD OF ASSESSMENT APPEALS

This decision was put on record
February 12, 2009

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 50550

STIPULATION (As To Tax Year 2008 Actual Value)

BLACK ROCK REALTY ADVISORS, INC.

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2008 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: 24060 Plaza Avenue, County Schedule Number 2071-19-2-09-010.

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

The parties have agreed that the 2008 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE (2008)	
Land		Land	\$1,617,714
Improvements	\$1,617,714	Improvements	\$1,365,286
Personal	\$1,882,286	Personal	\$0
Total	\$0	Total	\$2,983,000
	\$3,500,000		

The valuation, as established above, shall be binding only with respect to the tax year 2008.

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 31st day of December 2008.

Barry J. Goldstein

Sterling Equities Inc.
Barry J. Goldstein Esq.
950 S. Cherry St. #320
Denver, CO 80246

John E. Bush Jr. 8076
Kathryn L. Schroeder, #11042
Arapahoe Cnty. Bd. Equalization
5334 S. Prince St.
Littleton, CO 80166-0001
(303)795-4639

Corbin Sander
Corbin Sander
Arapahoe County Assessor
5334 S. Prince St.
Littleton, CO 80166-0001
(303)795-4600