

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52304
Petitioner: 101 INVERNESS, LLC, 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.: 2075-35-2-32-002+8

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:

Total Value: \$6,832,130

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2009 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 1st day of August 2011.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

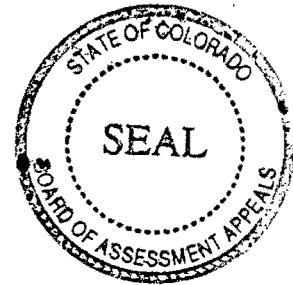
Debra A. Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



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STIPULATION (As To Tax Year 2009 Actual Value)

101 INVERNESS, LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2009 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: 99 Inverness Drive E., #110, #120, #130, #150, #160, #170, 180, #200 and #250, County Schedule Numbers: 2075-35-2-32-002 /003 /004 and 2075-35-2-32-006 /007 /008 /009 /010 /011.

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

The parties have agreed that the 2009 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
2075-35-2-32-002		(2009)	
Land	\$772,943	Land	\$772,943
Improvements	\$281,992	Improvements	\$281,992
Personal	\$0	Personal	\$0
Total	\$1,054,935	Total	\$1,054,935

ORIGINAL VALUE		NEW VALUE	
2075-35-2-32-003		(2009)	
Land	\$571,455	Land	\$571,455
Improvements	\$245,185	Improvements	\$245,185
Personal	\$0	Personal	\$0
Total	\$816,640	Total	\$816,640

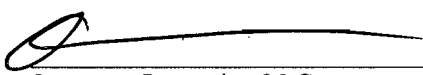
ORIGINAL VALUE		NEW VALUE	
2075-35-2-32-004		(2009)	
Land	\$675,743	Land	\$675,743
Improvements	\$289,947	Improvements	\$246,052
Personal	\$0	Personal	\$0
Total	\$965,690	Total	\$921,795

ORIGINAL VALUE		NEW VALUE	
2075-35-2-32-006		(2009)	
Land	\$332,280	Land	\$332,280
Improvements	\$185,760	Improvements	\$142,260
Personal	\$0	Personal	\$0
Total	<u>\$518,040</u>	Total	<u>\$474,540</u>
ORIGINAL VALUE		NEW VALUE	
2075-35-2-32-007		(2009)	
Land	\$341,100	Land	\$341,100
Improvements	\$190,620	Improvements	\$146,310
Personal	\$0	Personal	\$0
Total	<u>\$531,720</u>	Total	<u>\$487,410</u>
ORIGINAL VALUE		NEW VALUE	
2075-35-2-32-008		(2009)	
Land	\$402,975	Land	\$402,975
Improvements	\$198,820	Improvements	\$172,655
Personal	\$0	Personal	\$0
Total	<u>\$601,795</u>	Total	<u>\$575,630</u>
ORIGINAL VALUE		NEW VALUE	
2075-35-2-32-009		(2009)	
Land	\$408,263	Land	\$408,263
Improvements	\$202,157	Improvements	\$175,617
Personal	\$0	Personal	\$0
Total	<u>\$610,420</u>	Total	<u>\$583,880</u>
ORIGINAL VALUE		NEW VALUE	
2075-35-2-32-010		(2009)	
Land	\$675,158	Land	\$675,158
Improvements	\$333,852	Improvements	\$246,112
Personal	\$0	Personal	\$0
Total	<u>\$1,009,010</u>	Total	<u>\$921,270</u>
ORIGINAL VALUE		NEW VALUE	
2075-35-2-32-011		(2009)	
Land	\$729,945	Land	\$729,945
Improvements	\$360,945	Improvements	\$266,085
Personal	\$0	Personal	\$0
Total	<u>\$1,090,890</u>	Total	<u>\$996,030</u>
Total	\$7,199,140	Total	\$6,832,130

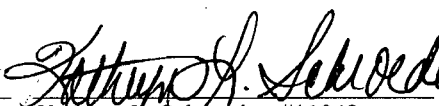
The valuation, as established above, shall be binding only with respect to the tax year 2009.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

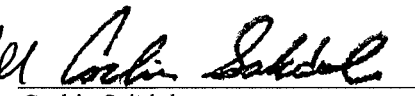
DATED the 23 day of June 2011.



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Kathryn L. Schroeder, #11042
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