

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52340
Petitioner: ACC GATEWAY 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.: 1973-13-4-22-001+4

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: \$2,119,080

(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 26th day of November 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

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.

Cara McKeller

Cara McKeller



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STIPULATION (As To Tax Year 2009 Actual Value)

ACC GATEWAY 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: 13701 East Mississippi Avenue #100; #200; #210; #320; #380, County Schedule Numbers: 1973-13-4-22-001 /002 /003 /008 /011.

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

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

ORIGINAL VALUE		NEW VALUE	
1973-13-4-22-001		(2009)	
Land	\$116,690	Land	\$116,690
Improvements	\$126,983	Improvements	\$55,150
Personal	\$0	Personal	\$0
Total	\$243,673	Total	\$171,840

ORIGINAL VALUE		NEW VALUE	
1973-13-4-22-002		(2009)	
Land	\$943,530	Land	\$943,530
Improvements	\$549,353	Improvements	\$443,550
Personal	\$0	Personal	\$0
Total	\$1,492,883	Total	\$1,387,080

ORIGINAL VALUE		NEW VALUE	
1973-13-4-22-003		(2009)	
Land	\$85,890	Land	\$85,890
Improvements	\$93,833	Improvements	\$40,590
Personal	\$0	Personal	\$0
Total	\$179,723	Total	\$126,480


ORIGINAL VALUE		NEW VALUE	
1973-13-4-22-008		(2009)	
Land	\$236,880	Land	\$236,880
Improvements	\$258,090	Improvements	\$111,600

Personal	\$0	Personal	\$0
Total	\$494,970	Total	\$348,480
ORIGINAL VALUE		NEW VALUE	
1973-13-4-22-011		(2009)	
Land	\$57,855	Land	\$57,855
Improvements	\$63,109	Improvements	\$27,345
Personal	\$0	Personal	\$0
Total	\$120,964	Total	\$85,200
Total	\$2,532,213	Total	\$2,119,080

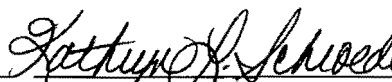
The valuation, as established above, shall be binding only with respect to the tax year 2009.

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 22 day of OCTOBER 2010



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