

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52347
Petitioner: 45 INVERNESS DRIVE EAST, 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.: 2075-35-1-04-005

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: \$642,610

(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 15th day of December 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

CM

Cara McKeller



STATE OF COLORADO
 BOARD OF ASSESSMENT APPEALS
 STATE OF COLORADO
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CORRECTED STIPULATION (As To Tax Year 2009 Actual Value)

45 INVERNESS DRIVE EAST, LLC

Petitioner(s),

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 45 Inverness Drive East, County Schedule Number 2075-35-1-04-005.

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:

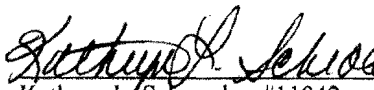
ORIGINAL VALUE		NEW VALUE (2009)	
Land	\$463,260	Land	\$463,260
Improvements	\$516,740	Improvements	\$179,350
Personal	\$0	Personal	\$0
Total	\$980,000	Total	642,610


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 15 day of NOVEMBER, 2010.


 Consutus Asset Valuation
 68 Inverness Ln. E
 Suite 205
 Englewood, CO 80112


 Kathryn L. Schroeder, #11042
 Arapahoe Cnty. Bd. Equalization
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 Corbin Sakkol
 Arapahoe County Assessor
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