

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52505
Petitioner: COLORADO MCDONALD ENTERPRISES, 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.: 2077-22-1-00-007+2

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: \$1,505,000
 (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 2nd day of September 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

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



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 52505

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

2011 AUG 21, PM 2:38

STIPULATION (As To Tax Year 2009 Actual Value)

COLORADO MCDONALD ENTERPRISES

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: 5990 S. Broadway, 5994 S. Broadway and special purpose. County Schedule Numbers: 2077-22-1-00-007, 2077-22-1-00-008 and 2077-22-1-00-034.

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

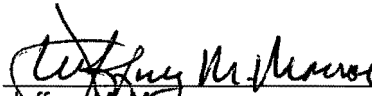
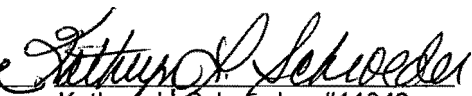
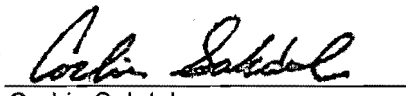
The parties have agreed that the 2009 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	No Change
2077-22-1-00-007		(2009)	
Land	\$250,000	Land	\$250,000
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$250,000	Total	\$250,000
ORIGINAL VALUE		NEW VALUE	
2077-22-1-00-008		(2009)	
Land	\$520,000	Land	\$520,000
Improvements	\$899,000	Improvements	\$495,225
Personal	\$0	Personal	\$0
Total	\$1,419,000	Total	\$1,015,225
ORIGINAL VALUE		NEW VALUE	No Change
2077-22-1-00-034		(2009)	
Land	\$228,800	Land	\$228,800
Improvements	\$10,975	Improvements	\$10,975
Personal	\$0	Personal	\$0
Total	\$239,775	Total	\$239,775
Total	\$1,908,775	Total	\$1,505,000

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 25th day of July 2011.

		
Jeffrey M. Monroe Tax Profile Services, Inc. 1380 S. Santa Fe Drive, # 200 Denver, CO 80223 (303) 477-4504	Kathryn L. Schroeder, #11042 Arapahoe Cnty. Bd. Equalization 5334 S. Prince St. Littleton, CO 80120-1136 (303) 795-4639	Corbin Sakdol Arapahoe County Assessor 5334 S. Prince St. Littleton, CO 80120-1136 (303) 795-4600