

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52552
Petitioner: GEDDES LIMITED LIABILITY LIMITED PARTNERSHIP, 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.: 2075-27-4-17-001+1

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: \$1,591,100

(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 13th day of May 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.

Cara McKeller

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 52552**

STIPULATION (As To Tax Year 2009 Actual Value)

GEDDES LIMITED LIABILITY LIMITED PARTNERSHIP

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: 9959-9999 E. Geddes Ave., County Schedule Number 2075-27-4-17-001 and 2075-27-4-17-002.

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	
2075-27-4-17-001		(2009)	
Land	\$540,000	Land	\$540,000
Improvements	\$422,900	Improvements	\$255,550
Personal	\$0	Personal	\$0
Total	<u>\$962,900</u>	Total	<u>\$795,550</u>
ORIGINAL VALUE		NEW VALUE	
2075-27-4-17-002		(2009)	
Land	\$482,460	Land	\$482,460
Improvements	\$480,440	Improvements	\$313,090
Personal	\$0	Personal	\$0
Total	<u>\$962,900</u>	Total	<u>\$795,550</u>
Total Original Value	\$1,925,800	Total New Value	\$1,591,100

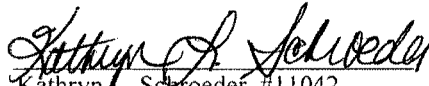
The valuation, as established above, shall be binding only with respect to the tax year 2009.

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

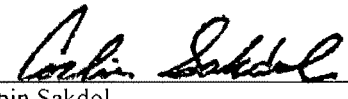
DATED the 19th day of April 2010.



1st Net Real Estate Services, Inc.
Dan George
3333 S. Wadsworth Blvd., Suite 200
Lakewood, CO 80227



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



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