

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52988
Petitioner: CRP-2 CHAPARRAL 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.: 2075-25-3-05-001+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: \$11,000,000
 (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 9th day of May 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

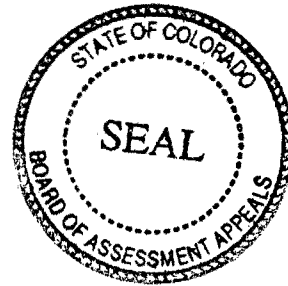
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 52988

2011 MAY -4 AM 11:57

STIPULATION (As To Tax Year 2009 Actual Value)

CRP-2 CHAPARRAL 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: 7315; 7257; 7297; 7307; 7337 S. Revere Pkwy., County Schedule Numbers: 2075-25-3-05-001/ 002/ 003/ 004/ 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	
2075-25-3-05-001		(2009)	
Land	\$2,927,188	Land	\$2,927,188
Improvements	\$3,744,112	Improvements	\$3,033,312
Personal	\$0	Personal	\$0
Total	<u>\$6,671,300</u>	Total	<u>\$5,960,500</u>

ORIGINAL VALUE		NEW VALUE	
2075-25-3-05-002		(2009)	
Land	\$479,160	Land	\$479,160
Improvements	\$736,540	Improvements	\$607,040
Personal	\$0	Personal	\$0
Total	<u>\$1,215,700</u>	Total	<u>\$1,086,200</u>

ORIGINAL VALUE		NEW VALUE	
2075-25-3-05-003		(2009)	
Land	\$518,925	Land	\$518,925
Improvements	\$969,475	Improvements	\$810,875
Personal	\$0	Personal	\$0
Total	<u>\$1,488,400</u>	Total	<u>\$1,329,800</u>

ORIGINAL VALUE

2075-25-3-05-004

Land	\$468,138
Improvements	\$786,762
Personal	\$0
Total	\$1,254,900

NEW VALUE

(2009)

Land	\$468,138
Improvements	\$653,062
Personal	\$0
Total	\$1,121,200

ORIGINAL VALUE

2075-25-3-05-005

Land	\$639,683
Improvements	\$1,041,817
Personal	\$0
Total	\$1,681,500

NEW VALUE

(2009)

Land	\$639,683
Improvements	\$862,617
Personal	\$0
Total	\$1,502,300


Total **\$12,311,800**

Total **\$11,000,000**

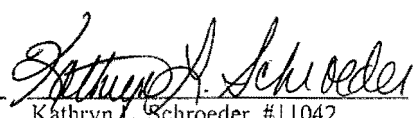
The valuation, as established above, shall be binding only with respect to the tax year 2009.

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

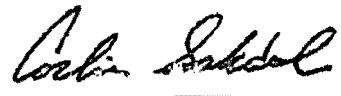
DATED the _____ day of _____ 2011

 #1685

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