

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 54021
Petitioner: ESA P PORTFOLIO 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.: 2075-16-2-12-001

Category: Valuation Property Type: Mixed Use
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: \$3,500,000

(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 6th day of September 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

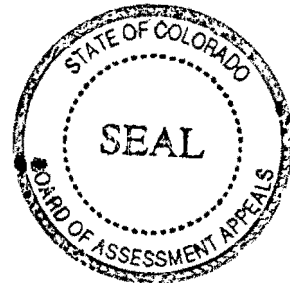
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 54021 2011 AUG 24 PM 2:39

STIPULATION (As To Tax Year 2009 Actual Value)

ESA P PORTFOLIO, LLC

Petitioner(s),

vs.

ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS,

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 MIXED USE and described as follows: 5200 S. Quebec Street, County Schedule Number: 2075-16-2-12-001.

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	
Residential		Residential	
Land	\$64,800	Land	\$64,800
Improvements	\$2,188,800	Improvements	\$1,195,200
Personal	\$0	Personal	\$0
Total	<u>\$2,253,600</u>	Total	<u>\$1,260,000</u>
ORIGINAL VALUE		NEW VALUE	
Commercial		Commercial	
Land	\$115,200	Land	\$115,200
Improvements	\$3,891,200	Improvements	\$2,124,800
Personal	\$0	Personal	\$0
Total	<u>\$4,006,400</u>	Total	<u>\$2,240,000</u>
TOTAL	\$6,260,000		\$3,500,000

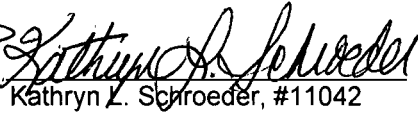
The valuation, as established above, shall be binding only with respect to the tax year 2009.

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.


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