| BOARD OF ASSESSMENT APPEALS,<br>STATE OF COLORADO<br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203 | Docket Number: 55558 |
|--|----------------------|
| Petitioner:<br>GARTRELL ROAD LLC/SADDLE ROCK PC, LLC   |                      |
| Respondent:<br>ARAPAHOE COUNTY BOARD OF EQUALIZATION   |                      |
| AMENDMENT TO ORDER (On Stipul  |                      |

THE BOARD OF ASSESSMENT APPEALS hereby amends its October 21, 2011 Order in the above-captioned appeal to reflect that the full corrected petitioner name. The petitioner is Gartrell Road LLC / Saddle Rock PC, LLC as captioned above.

In all other respects, the October 21, 2011 Order shall remain in full force and effect.

DATED/MAILED this 19th day of January, 2012.

## **BOARD OF ASSESSMENT APPEALS**

Diane DeVries

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Debra A. Baumbach



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

Cara McKelle

### BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER 55558

2012 J.M. 19 Ft. 1: 35

### CORRECTED STIPULATION (As To Tax Years 2007/2008 Actual Value)

## GARTRELL ROAD LLC/SADDLE ROCK PC, LLC

Petitioners,

vs.

### ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax years 2007/2008 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 VACANT LAND and described as follows: Filing 1, Block 1, Lots 4, 7, 9, 10, 11, 12 and 13; County Schedule Numbers: 2073-25-4-31-001/004/006/007/008/009/010.

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

The parties have agreed that the 2007/2008 actual value of the subject property should be reduced as follows:

| ORIGINAL VALUE<br>2073-25-4-31-001<br>Land<br>Improvements<br>Personal<br>Total | \$274,035<br>\$0<br>\$0<br>\$274,035 | NEW VALUE<br>(2007/2008)<br>Land<br>Improvements<br>Personal<br>Total | \$264,070<br>\$0<br>\$0<br>\$264,070 |
|---|--------------------------------------|---|--------------------------------------|
| ORIGINAL VALUE<br>2073-25-4-31-004<br>Land<br>Improvements<br>Personal<br>Total | \$227,395<br>\$0<br>\$0<br>\$227,395 | NEW VALUE<br>(2007/2008)<br>Land<br>Improvements<br>Personal<br>Total | \$219,126<br>\$0<br>\$0<br>\$219,126 |
| ORIGINAL VALUE<br>2073-25-4-31-006<br>Land<br>Improvements<br>Personal<br>Total | \$162,600<br>\$0<br>\$0<br>\$162,600 | NEW VALUE<br>(2007/2008)<br>Land<br>Improvements<br>Personal<br>Total | \$156,687<br>\$0<br>\$0<br>\$156,687 |

| ORIGINAL VALUE<br>2073-25-4-31-007<br>Land<br>Improvements<br>Personal<br>Total | \$154,469<br>\$0<br><br>\$154,469         | NEW VALUE<br>(2007/2008)<br>Land<br>Improvements<br>Personal<br>Total | \$121,788<br>\$0<br>\$0<br>\$121,788      |
|---|---|---|---|
| ORIGINAL VALUE<br>2073-25-4-31-008<br>Land<br>Improvements<br>Personal<br>Total | \$617,282<br>\$0<br>\$0<br>\$617,282      | NEW VALUE<br>(2007/2008)<br>Land<br>Improvements<br>Personal<br>Total | \$486,683<br>\$0<br>\$0<br>\$486,683      |
| ORIGINAL VALUE<br>2073-25-4-31-009<br>Land<br>Improvements<br>Personal<br>Total | \$198,047<br>\$0<br>\$0<br>\$198,047      | NEW VALUE<br>(2007/2008)<br>Land<br>Improvements<br>Personal<br>Total | \$190,845<br>\$0<br>\$0<br>\$190,845      |
| ORIGINAL VALUE<br>2073-25-4-31-010<br>Land<br>Improvements<br>Personal<br>Total | \$505,411<br>\$43,051<br>\$0<br>\$548,462 | NEW VALUE<br>(2007/2008)<br>Land<br>Improvements<br>Personal<br>Total | \$398,481<br>\$43,051<br>\$0<br>\$441,532 |

Total

#### \$2,182,290 Total

\$1,880,731

The valuation, as established above, shall be binding only with respect to the tax year 2007/2008.

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  $21^{27}$  day of 3recorde 2011.

Barry & Ho

Barry J. Goldstein Sterling Property Tax Specialists, Inc. 950 S. Cherry Street, Suite 320 Denver, CO 80246 (303) 757-8865

Kathryn L. Schroeder, #11042 Arapahoe Cnty. Bd. Equalization 5334 S. Prince St. Littleton, CO 80120-1136 (303) 795-4639

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Corbin Sakdol Arapahoe County Assessor 5334 S. Prince St. Littleton, CO 80120-1136 (303) 795-4600

| BOARD OF ASSESSMENT APPEALS,<br>STATE OF COLORADO<br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203 | Docket Number: 55558 |
|--|----------------------|
| Petitioner:  |                      |
| SADDLE ROCK PC, LLC,   |                      |
| <b>v</b> .   |                      |
| Respondent:  |                      |
| ARAPAHOE COUNTY BOARD OF<br>COMMISSIONERS.   |                      |
| 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.: 2073-25-4-31-001+6

Category: Abatement Property Type: Vacant Land

- 2. Petitioner is protesting the 07-08 actual value of the subject property.
- 3. The parties agreed that the 07-08 actual value of the subject property should be reduced to:

Total Value: \$1,880,731

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

## **ORDER:**

Respondent is ordered to reduce the 07-08 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 21st day of October 2011.

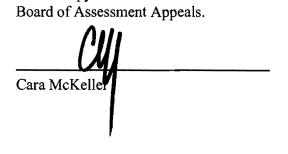
## **BOARD OF ASSESSMENT APPEALS**

Waren Willies

Diane M. DeVries

utra a. Baumbach

Debra A. Baumbach



I hereby certify that this is a true and

correct copy of the decision of the



## BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER 55558

## STIPULATION (As To Tax Years 2007/2008 Actual Value)

## SADDLE ROCK PC, LLC

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| Petitioners,                            | 22       | PD         |
|---|----------|------------|
| vs.                                     | 2011 OC  | OF AS      |
| ARAPAHOE COUNTY BOARD OF COMMISSIONERS, |          | SES        |
| Respondent.                             | ω        | SNE<br>SNE |
|   | <u>9</u> | 20         |
|   |          | ≂⊳≈        |

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|                  |  | NEW VALUE<br>(2007/2008) |                       |
|------------------|--|--------------------------|-----------------------|
| 2073-25-4-31-007 | ¢154 460                               | · ·                      | \$121,788             |
| Land             | \$154,469                              | Land                     |                       |
| Improvements     | \$0                                    | Improvements             | · \$0                 |
| Personal         | \$0                                    | Personal                 | \$0                   |
| Total            | \$154,469                              | Total                    | \$121,788             |
| ORIGINAL VALUE   |  | NEW VALUE                |                       |
| 2073-25-4-31-008 |  | (2007/2008)              |                       |
| Land             | \$617,282                              | Land                     | \$486,683             |
| Improvements     | \$0                                    | Improvements             | \$0                   |
| Personal         | \$0                                    | Personal                 | \$0                   |
| Total            | \$617,282                              | Total                    | \$486,683             |
| ORIGINAL VALUE   |  | NEW VALUE                |                       |
| 2073-25-4-31-009 |  | (2007/2008)              |                       |
| Land             | \$198,047                              | Land                     | \$190,845             |
| Improvements     | \$0                                    | Improvements             | \$0                   |
| Personal         | \$0                                    | Personal                 | \$0                   |
| Total            | \$198,047                              | Total                    | \$190,845             |
| ORIGINAL VALUE   |  | NEW VALUE                |                       |
| 2073-25-4-31-010 | `````````````````````````````````````` | (2007/2008)              |                       |
| Land             | \$505,411                              | Land                     | \$398,481             |
| Improvements     | \$43,051                               | Improvements             | \$43,051              |
| Personal         | φ+0,051<br>\$0                         | Personal                 | \$0<br>\$0            |
| Total            | \$548,462                              | Total                    | \$441,532             |
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Total

#### \$2,182,290 Total

#### \$1,880,731

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DATED the <u>\\</u> day of \_ anda

Rang Barry J. Goldstein

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Sterling Property Tax Specialists, Inc. 950 S. Cherry Street, Suite 320 Denver, CO 80246 (303) 757-8865 Kathryn L. Schroeder, #11042 Arapahoe Cnty. Bd. Equalization 5334 S. Prince St. Littleton, CO 80120-1136 (303) 795-4639

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