BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 55702		
Petitioner:			
ARCHLAND PROPERTY I LLC,			
ν.			
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.: 2073-20-3-08-007

Category: Valuation Property Type: Commercial Real

- 2. Petitioner is protesting the 2010 actual value of the subject property.
- 3. The parties agreed that the 2010 actual value of the subject property should be reduced to:

Total Value: \$1,716,180

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

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

Cara McKeller

Respondent is ordered to reduce the 2010 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 7th day of March 2011.

BOARD OF ASSESSMENT APPEALS

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Diane M. DeVries

Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER 55702

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STIPULATION (As To Tax Year 2010 Actual Value)

ARCHLAND PROPERTY I LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2010 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: 6462 S. Parker Rd., County Schedule Number: 2073-20-3-08-007.

A brief narrative as to why the reduction was made: Analyzed cost, market and income information.

The parties have agreed that the 2010 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE (2010)	
Land	\$971,620	Land	\$1,009,980
Improvements	\$847,440	Improvements	\$706,200
Personal	\$0	Personal	\$0
Total	\$1,819,060	Total	\$1,716,180

The valuation, as established above, shall be binding only with respect to the tax year 2010.

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 ____

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day of 2011

Consultus Asset Valuation Jason Letman 68 Inverness Lane. East, Suite 205 Englewood, CO 80112 (303) 757-8787 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