

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 55768
Petitioner: GEUPEL FLP GATEWAY 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.: 1973-13-4-22-004+5

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: \$1,190,760
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

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 19th day of November 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

Debra 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.

Cara McKeller

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 55768**

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

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STIPULATION (As To Tax Year 2010 Actual Value)

GEUPEL FLP GATEWAY 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: 13701 East Mississippi Avenue #220; #240; #300; #310; #360; # 370, County Schedule Numbers: 1973-13-4-22-004 /005 /006 /007 /009 /010.

A brief narrative as to why the reduction was made: Analyzed 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	
1973-13-4-22-004		(2010)	
Land	\$159,145	Land	\$159,145
Improvements	\$173,891	Improvements	\$75,215
Personal	\$0	Personal	\$0
Total	\$333,036	Total	\$234,360

ORIGINAL VALUE		NEW VALUE	
1973-13-4-22-005		(2010)	
Land	\$191,975	Land	\$191,975
Improvements	\$209,269	Improvements	\$90,745
Personal	\$0	Personal	\$0
Total	\$401,244	Total	\$282,720

ORIGINAL VALUE		NEW VALUE	
1973-13-4-22-006		(2010)	
Land	\$105,350	Land	\$105,350
Improvements	\$115,238	Improvements	\$49,810
Personal	\$0	Personal	\$0
Total	\$220,588	Total	\$155,160

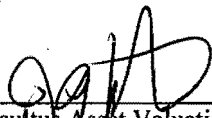
ORIGINAL VALUE		NEW VALUE	
1973-13-4-22-007		(2010)	
Land	\$172,270	Land	\$172,270
Improvements	\$188,048	Improvements	\$81,410

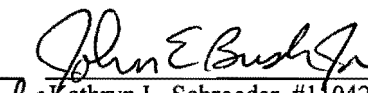
Personal	\$0	Personal	\$0
Total	<u>\$360,318</u>	Total	<u>\$253,680</u>
ORIGINAL VALUE		NEW VALUE	
1973-13-4-22-009		(2010)	
Land	\$135,590	Land	\$135,590
Improvements	\$148,058	Improvements	\$64,090
Personal	\$0	Personal	\$0
Total	<u>\$283,648</u>	Total	<u>\$199,680</u>
ORIGINAL VALUE		NEW VALUE	
1973-13-4-22-010		(2010)	
Land	\$44,240	Land	\$44,240
Improvements	\$48,570	Improvements	\$20,920
Personal	\$0	Personal	\$0
Total	<u>\$92,810</u>	Total	<u>\$65,160</u>
Total	\$1,691,644	Total	\$1,190,760

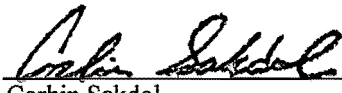
The valuation, as established above, shall be binding only with respect to the tax year 2010.

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 15 day of OCTOBER 2010


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