

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56086
Petitioner: YEKTA INVESTMENT GROUP 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.: 2075-23-4-31-003+1

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: \$4,500,000
 (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 22nd day of November 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

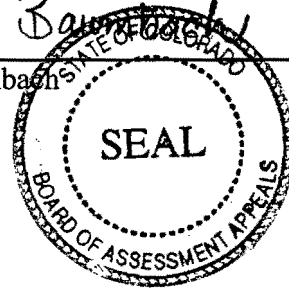
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

CM

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 56086

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

2011 NOV 15 PM 1:40

STIPULATION (As To Tax Year 2010 Actual Value)

YEKTA INVESTMENT GROUP 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: 12023 AND 12073 East Arapahoe Road, County Schedule Numbers: 2075-23-4-31-003 and 2075-23-4-31-004.

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

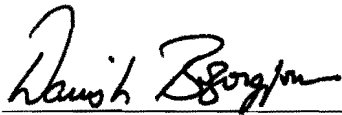
The parties have agreed that the 2010 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE (2010)	
2075-23-4-31-003			
Land	\$1,586,712	Land	\$1,586,712
Improvements	\$1,513,288	Improvements	\$1,163,288
Personal	\$0	Personal	\$0
Total	<u>\$3,100,000</u>	Total	<u>\$2,750,000</u>
2075-23-4-31-004			
Land	\$1,273,920	Land	\$1,273,920
Improvements	\$746,080	Improvements	\$476,080
Personal	\$0	Personal	\$0
Total	<u>\$2,020,000</u>	Total	<u>\$1,750,000</u>
Total	\$5,120,000	Total	\$4,500,000

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 6th day of October 2011.



Property Tax Advisors, Inc.
Dariush Bozorgpour
3090 S. Jamaica Court, #204
Aurora, CO 80014
(303) 368-0500



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



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