

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 4th day of April 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

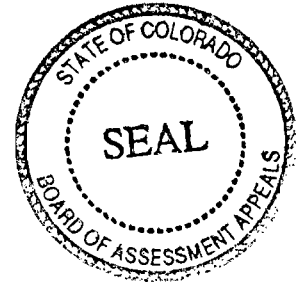
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 56100

2011-10-11 11:58

STIPULATION (As To Tax Year 2010 Actual Value)

ARAPARK, 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: 15755; 15735; 15765; 15795 E. Arapahoe Rd. and 6645; 6583; 6553; 6523 S. Parker Rd., County Schedule Numbers: 2073-20-3-11-001; 2073-20-3-11-002; 2073-20-3-11-003; 2073-20-3-11-004 and 2073-20-3-11-005; 2073-20-3-11-006; 2073-20-3-11-007; 2073-20-3-11-008.

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

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

ORIGINAL VALUE		NEW VALUE (2010)	
2073-20-3-11-001			
Land	\$4,307,510	Land	\$2,153,755
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$4,307,510	Total	\$2,153,755

ORIGINAL VALUE		NEW VALUE (2010)	
2073-20-3-11-002			
Land	\$387,890	Land	\$286,000
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$387,890	Total	\$286,000


ORIGINAL VALUE		NEW VALUE (2010)	
2073-20-3-11-003			
Land	\$988,800	Land	\$988,800
Improvements	\$197,363	Improvements	\$197,363
Personal	\$0	Personal	\$0
Total	\$1,186,163	Total	\$1,186,163


ORIGINAL VALUE		NEW VALUE	
2073-20-3-11-004		(2010)	
Land	\$788,790	Land	\$580,000
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$788,790	Total	\$580,000
ORIGINAL VALUE		NEW VALUE	
2073-20-3-11-005		(2010)	
Land	\$822,940	Land	\$608,000
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$822,940	Total	\$608,000
ORIGINAL VALUE		NEW VALUE	
2073-20-3-11-006		(2010)	
Land	\$429,150	Land	\$315,900
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$429,150	Total	\$315,900
ORIGINAL VALUE		NEW VALUE	
2073-20-3-11-007		(2010)	
Land	\$455,690	Land	\$335,400
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$455,690	Total	\$335,400
ORIGINAL VALUE		NEW VALUE	
2073-20-3-11-008		(2010)	
Land	\$400,420	Land	\$294,782
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$400,420	Total	\$294,782
Total	\$8,778,553	Total	\$5,760,000


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 23RD day of FEBRUARY 2011


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