

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 56148</b>
Petitioner: <b>LINCOLN CENTER 63 LLC,</b>  v. Respondent: <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 2075-23-4-33-002**

**Category: Valuation      Property Type: Vacant Land**
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:            \$837,063**

(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 25th day of February 2011.

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

\_\_\_\_\_  
Karen E. Hart

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

*CM*  
\_\_\_\_\_  
Cara McKeller



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 56148

STATE OF COLORADO  
2011 FEB 18 PM 12:21

STIPULATION (As To Tax Year 2010 Actual Value)

LINCOLN CENTER 63 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 VACANT LAND and described as follows: Lot 2 Blk 1 The Ridge At Centennial 1<sup>st</sup>. Flg, County Schedule Number: 2075-23-4-33-002.

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



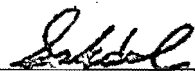
The parties have agreed that the 2010 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE (2010)	
Land	\$1,473,231	Land	\$837,063
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$1,473,231	Total	\$837,063

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 25<sup>TH</sup> day of JANUARY 2011

 Mike Walter 1 <sup>st</sup> Net Real Estate Services, Inc. 3333 S. Wadsworth Blvd., Suite 200 Lakewood, CO 80227 (720) 962-5750	 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
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