

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 56647</b>
Petitioner: <b>ESA P PORTFOLIO 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.: 2075-16-2-12-001**

**Category: Valuation      Property Type: Mixed Use**
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:            \$3,500,000**

(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 6th day of September 2011.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

\_\_\_\_\_  
Diane M. DeVries

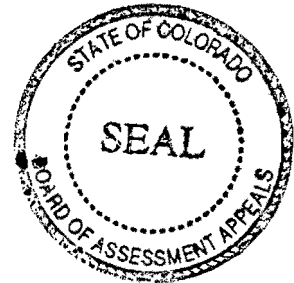
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

*CM*

\_\_\_\_\_  
Cara McKeller



STATE OF COLORADO  
 BOARD OF ASSESSMENT APPEALS OF ASSESSMENT APPEALS  
 STATE OF COLORADO  
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STIPULATION (As To Tax Year 2010 Actual Value)

ESA P PORTFOLIO, LLC

Petitioner(s),

vs.

ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS,

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 MIXED USE and described as follows: 5200 S. Quebec Street, County Schedule Number: 2075-16-2-12-001.

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:

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>Residential</b>		<b>Residential</b>	
Land	\$64,800	Land	\$64,800
Improvements	\$2,188,800	Improvements	\$1,195,200
Personal	\$0	Personal	\$0
Total	<u>\$2,253,600</u>	Total	<u>\$1,260,000</u>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>Commercial</b>		<b>Commercial</b>	
Land	\$115,200	Land	\$115,200
Improvements	\$3,891,200	Improvements	\$2,124,800
Personal	\$0	Personal	\$0
Total	<u>\$4,006,400</u>	Total	<u>\$2,240,000</u>
<b>TOTAL</b>	<b>\$6,260,000</b>		<b>\$3,500,000</b>

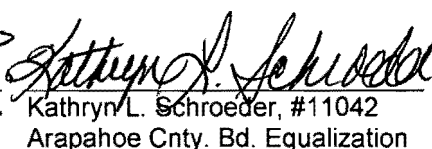
The valuation, as established above, shall be binding only with respect to the tax year 2010.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

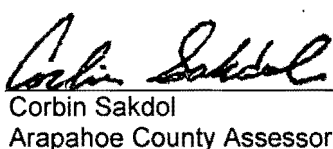
DATED the 25<sup>th</sup> day of July 2011.



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