

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57419
Petitioner: BUYERS SYNDICATED LC 60% INT. ET AL, 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.: 2075-26-2-11-002+2

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: \$4,898,000
 (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 23rd day of January 2012.

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



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 57419

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

2012 JAN 19 PM 1:35

STIPULATION (As To Tax Year 2010 Actual Value)

BUYERS SYNDICATE LC 60% INT ET AL

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: 10909 East Arapahoe Place and 11001 East Arapahoe Place, County Schedule Numbers 2075-26-2-11-001, 2075-26-2-11-002 and 2075-26-2-11-003.

A brief narrative as to why the reduction was made: Analyzed cost, market and income information. Reviewed for application of developer's discount.

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

ORIGINAL VALUE		NEW VALUE	
2075-26-2-11-001		(2010)	
Land	\$2,774,876	Land	\$2,152,915
Improvements	\$0	Improvements	\$147,085
Personal	\$0	Personal	\$0
Total	<u>\$2,774,876</u>	Total	<u>\$2,300,000</u>
2075-26-2-11-002		(NO CHANGE)	
Land	\$699,057	Land	\$699,057
Improvements	\$486,943	Improvements	\$486,943
Personal	\$0	Personal	\$0
Total	<u>\$1,186,000</u>	Total	<u>\$1,186,000</u>
2075-26-2-11-003		(NO CHANGE)	
Land	\$1,505,804	Land	\$1,050,804
Improvements	\$361,196	Improvements	\$361,196
Personal	\$0	Personal	\$0
Total	<u>\$1,412,000</u>	Total	<u>\$1,412,000</u>
TOTAL	\$5,372,876		\$4,898,000



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 22 day of December 2011.



Sullivan Valuation Services Group LLC
Patrick Sullivan
PO Box 17004
Golden, CO 80402
(303) 273-0138

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