

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: **58263**

Petitioner:

AW SOUTHGLENN, LLC

v.

Respondent:

ARAPAHOE COUNTY BOARD OF EQUALIZATION

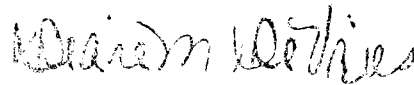
AMENDMENT TO ORDER (On Stipulation)

THE BOARD OF ASSESSMENT APPEALS hereby amends its October 25, 2012 Order in the above-captioned appeal to reflect that the correct stipulated amount should be \$70,683,000.

In all other respects, the October 25, 2012 Order shall remain in full force and effect.

DATED/MAILED this 11th day of February, 2013.

BOARD OF ASSESSMENT APPEALS



Diane DeVries



Debra A. Baumbach

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



Cara McKeller

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58263
Petitioner: AW SOUTHGLENN, 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.: 2077-26-1-34-002+6

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$60,683,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2011 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 October 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

Cara McKeller

CM



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 58263

STATE OF COLORADO
BO OF ASSESSMENT APPEALS
2012 OCT 19 PM 12: 33

STIPULATION (As To Tax Year 2011 Actual Value)

AW SOUTHGLENN, LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2011 valuation of nine subject properties listed in this Petition and jointly move the Board of Assessment Appeals to enter its Order based on this stipulation. Conference calls with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as COMMERCIAL and described as follows: South University Boulevard and Arapahoe Road, County Schedule Numbers: 2077-26-1-34-005, 2077-26-1-30-016, 2077-26-1-34-004, 2077-26-1-30-017, 2077-26-1-30-013, 2077-26-1-33-006 and 2077-26-1-34-002.

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

The parties have agreed that the 2011 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
2077-26-1-34-005		(NO CHANGE)	
Land	\$1,389,756	Land	\$1,389,756
Improvements	\$12,510,244	Improvements	\$12,510,244
Personal		Personal	
Total	<u>\$13,900,000</u>	Total	<u>\$13,900,000</u>
ORIGINAL VALUE		NEW VALUE	
2077-26-1-30-016		(NO CHANGE)	
Land	\$4,545,000	Land	\$4,545,000
Improvements	\$17,675,000	Improvements	\$17,675,000
Personal		Personal	
Total	<u>\$22,220,000</u>	Total	<u>22,220,000</u>
ORIGINAL VALUE		NEW VALUE	
2077-26-1-34-004		(2011)	
Land	\$718,360	Land	\$718,360
Improvements	\$3,931,640	Improvements	\$2,181,640
Personal		Personal	
Total	<u>\$4,650,000</u>	Total	<u>\$2,900,000</u>

ORIGINAL VALUE

2077-26-1-30-017

Land	\$409,880
Improvements	\$13,590,120
Personal	
Total	<u>\$14,000,000</u>

NEW VALUE**(2011)**

Land	\$409,880
Improvements	\$10,490,120
Personal	
Total	<u>\$10,900,000</u>

ORIGINAL VALUE

2077-26-1-30-013

Land	\$2,720,880
Improvements	\$79,120
Personal	
Total	<u>\$2,800,000</u>

**NEW VALUE
(NO CHANGE)**

Land	\$2,720,880
Improvements	\$79,120
Personal	
Total	<u>\$2,800,000</u>

ORIGINAL VALUE

2077-26-1-33-006

Land	\$8,419,400
Improvements	\$12,280,600
Personal	
Total	<u>\$20,700,000</u>

NEW VALUE**(2011)**

Land	\$8,419,400
Improvements	\$8,260,600
Personal	
Total	<u>\$16,680,000</u>

ORIGINAL VALUE

2077-26-1-34-002

Land	\$1,282,600
Improvements	\$400
Personal	
Total	<u>\$1,283,000</u>

NEW VALUE**(2011)**

Land	\$1,282,600
Improvements	\$400
Personal	
Total	<u>\$1,283,000</u>

Total**\$79,553,000****Total****\$70,683,000**

The valuation, as established above, shall be binding only with respect to the tax year 2011.

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 19th day of September ~~2011~~ 2012



Barry J. Goldstein
Sterling Property Tax
Specialists, Inc.
950 S. Cherry Street, #320
Denver, CO 80246
(303) 757-8865



Ronald A. Carl, #21678
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