

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58304
Petitioner: LSMFT, 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.: 2077-16-4-30-001+12

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: \$1,013,840

(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 6th day of September 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

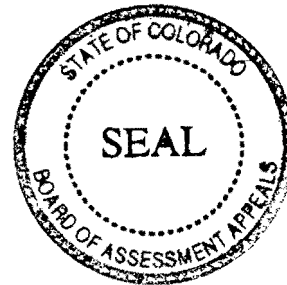
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CW

Cara McKeller



AUG 27 2012

ATTORNEY'S OFFICE

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CORRECTED STIPULATION (As To Tax Year 2011 Actual Value)

LSMFT, 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 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: 1210, 1212, 1214, 1216, 1218, 1220, 1222, 1244, 1224, 1226 A, 1226 B, 1228 A and 1228 B W. Littleton Blvd., County Schedule Numbers: 2077-16-4-30-001/002/*003/004/005/006/007/008/009/010/012/013.

A brief narrative as to why the reduction was made: Analyzed 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 (2011)	
2077-16-4-30-001			
Land	\$26,438	Land	\$26,438
Improvements	\$22,562	Improvements	\$21,242
Personal		Personal	
Total	<u>\$49,000</u>	Total	<u>\$47,680</u>
ORIGINAL VALUE		NEW VALUE (2011)	
2077-16-4-30-002			
Land	\$37,744	Land	\$37,744
Improvements	\$17,256	Improvements	\$8,176
Personal		Personal	
Total	<u>\$55,000</u>	Total	<u>\$45,920</u>
ORIGINAL VALUE		NEW VALUE (2011)	
2077-16-4-30-003			
Land	\$26,175	Land	\$26,175
Improvements	\$22,825	Improvements	\$21,585
Personal		Personal	
Total	<u>\$49,000</u>	Total	<u>\$47,760</u>

ORIGINAL VALUE		NEW VALUE (2011)	
2077-16-4-30-004			
Land	\$63,788	Land	\$63,788
Improvements	\$24,212	Improvements	\$13,812
Personal		Personal	
Total	<hr/> \$88,000	Total	<hr/> \$77,600

ORIGINAL VALUE		NEW VALUE (2011)	
2077-16-4-30-005			
Land	\$65,831	Land	\$65,831
Improvements	\$24,169	Improvements	\$14,249
Personal		Personal	
Total	<hr/> \$90,000	Total	<hr/> \$80,080

ORIGINAL VALUE		NEW VALUE (2011)	
2077-16-4-30-006			
Land	\$63,956	Land	\$63,956
Improvements	\$24,044	Improvements	\$14,524
Personal		Personal	
Total	<hr/> \$88,000	Total	<hr/> \$78,480

ORIGINAL VALUE		NEW VALUE (2011)	
2077-16-4-30-007			
Land	\$64,519	Land	\$64,519
Improvements	\$23,481	Improvements	\$13,961
Personal		Personal	
Total	<hr/> \$88,000	Total	<hr/> \$78,480

ORIGINAL VALUE		NEW VALUE (2011)	
2077-16-4-30-008			
Land	\$65,175	Land	\$65,175
Improvements	\$23,825	Improvements	\$14,105
Personal		Personal	
Total	<hr/> \$89,000	Total	<hr/> \$79,280

ORIGINAL VALUE		NEW VALUE (2011)	
2077-16-4-30-009			
Land	\$65,175	Land	\$65,175
Improvements	\$23,825	Improvements	\$14,105
Personal		Personal	
Total	<hr/> \$89,000	Total	<hr/> \$79,280

ORIGINAL VALUE		NEW VALUE (2011)	
2077-16-4-30-010			
Land	\$63,863	Land	\$63,863
Improvements	\$23,137	Improvements	\$13,817
Personal		Personal	
Total	<hr/> \$87,000	Total	<hr/> \$77,680

ORIGINAL VALUE		NEW VALUE (2011)	
2077-16-4-30-011			
Land	\$43,888	Land	\$43,888
Improvements	\$36,112	Improvements	\$36,192
Personal		Personal	
Total	<hr/> \$80,000	Total	<hr/> \$80,080

ORIGINAL VALUE

2077-16-4-30-012

Land	\$61,219
Improvements	\$28,781
Personal	
Total	<u>\$90,000</u>

NEW VALUE

(2011)

Land	\$61,219
Improvements	\$13,261
Personal	
Total	<u>\$74,480</u>

ORIGINAL VALUE

2077-16-4-30-013

Land	\$137,325
Improvements	\$32,675
Personal	
Total	<u>\$170,000</u>

NEW VALUE

(2011)

Land	\$137,325
Improvements	\$29,715
Personal	
Total	<u>\$167,040</u>


TOTAL \$1,112,000

TOTAL \$1,013,840

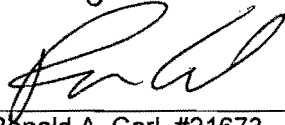
The valuation, as established above, shall be binding only with respect to the tax year 2011.

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

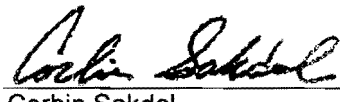
DATED the 27th day of August 2012.



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