

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 58339</b>
Petitioner: <b>GRANITE SOUTHLANDS TOWN CENTER, 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.: 2071-19-2-09-001+8**

**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:            \$73,062,452**

(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 15th day of February 2013.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

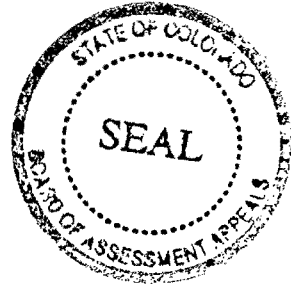
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Diane M. DeVries

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

*Debra A. Baumbach*

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Debra A. Baumbach

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



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 58339

STATE OF COLORADO  
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STIPULATION (As To Tax Year 2011 Actual Value)

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GRANITE SOUTHLANDS TOWN CENTER, LLC,

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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THE PARTIES TO THIS ACTION entered into a Stipulation regarding the tax year 2011 valuation of the property listed in this Petition and jointly moves 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: 6100, 6105, 6150, 6200, 6290 and 6295 South Southlands Parkway, 6205 South Main Street, 23975 East Town Square Avenue, and 23955 East Plaza Avenue, County Schedule Numbers: 2071-19-2-09-007, 2071-19-2-09-004, 2071-19-2-09-005, 2071-19-2-10-001, 2071-19-3-03-001, 2071-19-2-09-001, 2071-19-2-09-002, 2071-19-2-09-006 and 2071-19-2-09-009.

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	
<b>2071-19-2-09-001</b>		<b>(2011)</b>	
Land	\$3,149,535	Land	\$3,149,535
Improvements	\$7,920,465	Improvements	\$7,230,260
Personal		Personal	
Total	<u>\$11,070,000</u>	Total	<u>\$10,379,795</u>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2071-19-2-09-002</b>		<b>(No Change)</b>	
Land	\$3,830,190	Land	\$3,830,190
Improvements	\$9,069,810	Improvements	\$9,069,810
Personal		Personal	
Total	<u>\$12,900,000</u>	Total	<u>\$12,900,000</u>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2071-19-2-09-004</b>		<b>(2011)</b>	
Land	\$3,606,120	Land	\$3,606,120
Improvements	\$7,793,880	Improvements	\$7,149,490
Personal		Personal	
Total	<u>\$11,400,000</u>	Total	<u>\$10,755,610</u>

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2071-19-2-09-009</b>		<b>(No Change)</b>	
Land	\$1,772,790	Land	\$1,772,790
Improvements	\$6,268,786	Improvements	\$6,268,786
Personal		Personal	
Total	<hr/> \$8,041,576	Total	<hr/> \$8,041,576
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2071-19-2-09-007</b>		<b>(2011)</b>	
Land	\$1,006,005	Land	\$1,006,005
Improvements	\$3,440,995	Improvements	\$1,975,466
Personal		Personal	
Total	<hr/> \$4,447,000	Total	<hr/> \$2,981,471
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2071-19-2-09-005</b>		<b>(No Change)</b>	
Land	\$1,533,660	Land	\$1,533,660
Improvements	\$3,602,340	Improvements	\$3,602,340
Personal		Personal	
Total	<hr/> \$5,136,000	Total	<hr/> \$5,136,000
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2071-19-2-09-006</b>		<b>(No Change)</b>	
Land	\$233,693	Land	\$233,693
Improvements	\$134,307	Improvements	\$134,307
Personal		Personal	
Total	<hr/> \$368,000	Total	<hr/> \$368,000
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2071-19-2-10-001</b>		<b>(No Change)</b>	
Land	\$4,289,325	Land	\$4,289,325
Improvements	\$9,310,675	Improvements	\$9,310,675
Personal		Personal	
Total	<hr/> \$13,600,000	Total	<hr/> \$13,600,000
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2071-19-3-03-001</b>		<b>(No Change)</b>	
Land	\$4,602,765	Land	\$4,602,765
Improvements	\$4,297,235	Improvements	\$4,297,235
Personal		Personal	
Total	<hr/> \$8,900,000	Total	<hr/> \$8,900,000
<b>TOTAL</b>	<b>\$75,862,576</b>	<b>TOTAL</b>	<b>\$73,062,452</b>

The valuation, as established above, shall be binding only with respect to the tax years 2009 and 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 10<sup>th</sup> day of January 2013.

*Thomas E. Downey Jr.*

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*Corbin Sakdol*

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