

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58340
Petitioner: 7677 EAST BERRY AVENUE ASSOCIATES, L.P., 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.: 2075-16-2-19-004+7

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: \$24,991,000

(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 20th day of August 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 58340

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STIPULATION (As To Tax Year 2011 Actual Value)

7677 EAST BERRY AVENUE ASSOCIATES, L.P.

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: 5375 Landmark Place, 5400 Landmark Place, 5425 Landmark Place, 5364 Greenwood Plaza Blvd., 5390 Greenwood Plaza Blvd., 5455 Landmark Place, 7600 Landmark Way 3 and 7600 Landmark Way 2, County Schedule Numbers: 2075-16-2-19-004, 2075-16-2-19-003, 2075-16-2-19-005, 2075-16-2-18-002, 2075-16-2-18-003, 2075-16-2-20-131, 2075-16-2-21-002 and 2075-16-2-22-001.

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

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


ORIGINAL VALUE		NEW VALUE	
2075-16-2-19-004		(NO CHANGE)	
Land	\$399,060	Land	\$399,060
Improvements	\$3,250,940	Improvements	\$3,250,940
Personal	\$0	Personal	\$0
Total	<u>\$3,650,000</u>	Total	<u>\$3,650,000</u>
ORIGINAL VALUE		NEW VALUE	
2075-16-2-19-003		(2011)	
Land	\$2,101,340	Land	\$2,101,340
Improvements	\$2,598,660	Improvements	\$598,660
Personal	\$0	Personal	\$0
Total	<u>\$4,700,000</u>	Total	<u>\$2,700,000</u>
ORIGINAL VALUE		NEW VALUE	
2075-16-2-19-005		(NO CHANGE)	
Land	\$759,440	Land	\$759,440
Improvements	\$6,140,560	Improvements	\$6,140,560
Personal	\$0	Personal	\$0
Total	<u>\$6,900,000</u>	Total	<u>\$6,900,000</u>


ORIGINAL VALUE		NEW VALUE	
2075-16-2-18-002		(NO CHANGE)	
Land	\$2,034,940	Land	\$2,034,940
Improvements	\$4,465,060	Improvements	\$4,465,060
Personal	\$0	Personal	\$0
Total	<u>\$6,500,000</u>	Total	<u>\$6,500,000</u>
ORIGINAL VALUE		NEW VALUE	
2075-16-2-18-003		(2011)	
Land	\$526,867	Land	\$526,867
Improvements	\$11,640	Improvements	\$11,573
Personal	\$0	Personal	\$0
Total	<u>\$538,507</u>	Total	<u>\$538,440</u>
ORIGINAL VALUE		NEW VALUE	
2075-16-2-20-131		(NO CHANGE)	
Land	\$292,512	Land	\$292,512
Improvements	\$1,666,488	Improvements	\$1,666,488
Personal	\$0	Personal	\$0
Total	<u>\$1,959,000</u>	Total	<u>\$1,959,000</u>
ORIGINAL VALUE		NEW VALUE	
2075-16-2-21-002		(NO CHANGE)	
Land	\$464,000	Land	\$464,000
Improvements	\$683,680	Improvements	\$683,680
Personal	\$0	Personal	\$0
Total	<u>\$1,147,680</u>	Total	<u>\$1,147,680</u>
ORIGINAL VALUE		NEW VALUE	
2075-16-2-22-001		(NO CHANGE)	
Land	\$163,680	Land	\$163,680
Improvements	\$1,432,200	Improvements	\$1,432,200
Personal	\$0	Personal	\$0
Total	<u>\$1,595,880</u>	Total	<u>\$1,595,880</u>
TOTAL	\$26,991,067	TOTAL	\$24,991,000

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 12th day of July 2012.


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