

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58355
Petitioner: CREEKSIDE TWO ON INVERNESS, 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.: 2075-35-2-14-001+78
 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: \$8,145,755
 (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 29th day of August 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

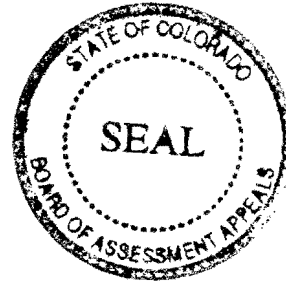
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

CM

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 58355**

STIPULATION (As To Tax Year 2011 Actual Value)

CREEKSIDE TWO ON INVERNESS, 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: See table below.

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:

PPI_Number	2011 Total Value prior to BAA	2011 Value prior to BAA - Land Value	2011 Value prior to BAA - Building Value	2011-2012 TOTAL Settled Value	2011-2012 Total Settled Land Vaue	2011-2012 Total Settled Building Value
2075-35-2-14-001	\$115,830	\$47,148	\$68,682	\$91,773	\$40,095	\$51,678
2075-35-2-14-002	\$144,430	\$58,764	\$85,666	\$114,433	\$49,995	\$64,438
2075-35-2-14-003	\$153,530	\$62,484	\$91,046	\$121,643	\$53,145	\$68,498
2075-35-2-14-004	\$107,250	\$43,656	\$63,594	\$84,975	\$37,125	\$47,850
2075-35-2-14-005	\$201,890	\$82,164	\$119,726	\$159,959	\$69,885	\$90,074
2075-35-2-14-006	\$355,290	\$144,600	\$210,690	\$281,499	\$122,985	\$158,514
2075-35-2-14-007	\$117,390	\$47,784	\$69,606	\$93,009	\$40,635	\$52,374
2075-35-2-14-008	\$180,570	\$73,464	\$107,106	\$143,067	\$62,505	\$80,562
2075-35-2-14-009	\$131,560	\$53,532	\$78,028	\$104,236	\$45,540	\$58,696
2075-35-2-14-010	\$164,970	\$67,140	\$97,830	\$130,707	\$57,105	\$73,602
2075-35-2-14-011	\$116,610	\$47,472	\$69,138	\$92,391	\$40,365	\$52,026
2075-35-2-14-012	\$202,540	\$82,428	\$120,112	\$160,474	\$70,110	\$90,364
2075-35-2-14-013	\$165,100	\$67,200	\$97,900	\$130,810	\$57,150	\$73,660
2075-35-2-14-014	\$114,530	\$46,596	\$67,934	\$90,743	\$39,645	\$51,098
2075-35-2-14-015	\$131,950	\$53,712	\$78,238	\$104,545	\$45,675	\$58,870
2075-35-2-14-016	\$113,360	\$46,140	\$67,220	\$89,816	\$39,240	\$50,576

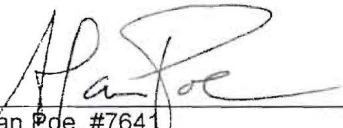
2075-35-2-14-017	\$164,450	\$66,912	\$97,538	\$130,295	\$56,925	\$73,370
2075-35-2-14-018	\$118,040	\$48,048	\$69,992	\$93,524	\$40,860	\$52,664
2075-35-2-15-001	\$114,660	\$46,656	\$68,004	\$90,846	\$39,690	\$51,156
2075-35-2-15-002	\$144,560	\$58,824	\$85,736	\$114,536	\$50,040	\$64,496
2075-35-2-15-003	\$112,970	\$45,960	\$67,010	\$89,507	\$39,105	\$50,402
2075-35-2-15-004	\$93,730	\$38,136	\$55,594	\$74,263	\$32,445	\$41,818
2075-35-2-15-005	\$93,860	\$38,196	\$55,664	\$74,366	\$32,490	\$41,876
2075-35-2-15-006	\$113,750	\$46,284	\$67,466	\$90,125	\$39,375	\$50,750
2075-35-2-16-003	\$146,250	\$59,508	\$86,742	\$115,875	\$50,625	\$65,250
2075-35-2-16-004	\$128,960	\$52,488	\$76,472	\$102,176	\$44,640	\$57,536
2075-35-2-17-001	\$148,590	\$60,468	\$88,122	\$117,729	\$51,435	\$66,294
2075-35-2-17-002	\$127,270	\$51,804	\$75,466	\$100,837	\$44,055	\$56,782
2075-35-2-17-003	\$112,840	\$45,912	\$66,928	\$89,404	\$39,060	\$50,344
2075-35-2-17-004	\$163,280	\$66,444	\$96,836	\$129,368	\$56,520	\$72,848
2075-35-2-18-001	\$163,150	\$66,384	\$96,766	\$129,265	\$56,475	\$72,790
2075-35-2-18-002	\$113,230	\$46,080	\$67,150	\$89,713	\$39,195	\$50,518
2075-35-2-18-003	\$160,680	\$65,376	\$95,304	\$127,308	\$55,620	\$71,688
2075-35-2-18-004	\$115,440	\$46,980	\$68,460	\$91,464	\$39,960	\$51,504
2075-35-2-18-005	\$96,980	\$39,468	\$57,512	\$76,838	\$33,570	\$43,268
2075-35-2-18-006	\$115,050	\$46,836	\$68,214	\$91,155	\$39,825	\$51,330
2075-35-2-19-001	\$113,880	\$46,344	\$67,536	\$90,228	\$39,420	\$50,808
2075-35-2-19-002	\$93,990	\$38,256	\$55,734	\$74,469	\$32,535	\$41,934
2075-35-2-19-003	\$112,060	\$45,588	\$66,472	\$88,786	\$38,790	\$49,996
2075-35-2-19-004	\$158,990	\$64,716	\$94,274	\$125,969	\$55,035	\$70,934
2075-35-2-19-005	\$103,610	\$42,156	\$61,454	\$82,091	\$35,865	\$46,226
2075-35-2-19-007	\$105,430	\$42,900	\$62,530	\$83,533	\$36,495	\$47,038
2075-35-2-19-008	\$96,460	\$39,264	\$57,196	\$76,426	\$33,390	\$43,036
2075-35-2-22-003	\$212,030	\$78,288	\$133,742	\$167,993	\$73,395	\$94,598
2075-35-2-22-004	\$113,620	\$41,952	\$71,668	\$90,022	\$39,330	\$50,692
2075-35-2-22-005	\$160,160	\$59,136	\$101,024	\$126,896	\$55,440	\$71,456
2075-35-2-22-006	\$113,230	\$41,808	\$71,422	\$89,713	\$39,195	\$50,518
2075-35-2-22-007	\$112,320	\$41,472	\$70,848	\$88,992	\$38,880	\$50,112
2075-35-2-22-008	\$97,240	\$35,904	\$61,336	\$77,044	\$33,660	\$43,384
2075-35-2-23-001	\$97,240	\$35,904	\$61,336	\$77,044	\$33,660	\$43,384
2075-35-2-23-002	\$113,100	\$41,760	\$77,196	\$89,610	\$39,150	\$50,460
2075-35-2-23-003	\$160,420	\$59,232	\$101,188	\$127,102	\$55,530	\$71,572
2075-35-2-23-004	\$107,380	\$39,648	\$67,732	\$85,078	\$37,170	\$47,908
2075-35-2-23-005	\$96,460	\$35,616	\$60,844	\$76,426	\$33,390	\$43,036
2075-35-2-23-006	\$112,320	\$41,472	\$70,848	\$88,992	\$38,880	\$50,112
2075-35-2-23-008	\$114,660	\$42,336	\$72,324	\$90,846	\$39,690	\$51,156
2075-35-2-24-001	\$97,240	\$35,904	\$61,336	\$77,044	\$33,660	\$43,384
2075-35-2-24-002	\$112,580	\$41,568	\$71,012	\$89,198	\$38,970	\$50,228
2075-35-2-24-003	\$113,230	\$41,808	\$71,422	\$89,713	\$39,195	\$50,518
2075-35-2-24-004	\$160,550	\$59,280	\$101,270	\$127,205	\$55,575	\$71,630
2075-35-2-24-005	\$95,680	\$35,328	\$60,352	\$75,808	\$33,120	\$42,688
2075-35-2-24-006	\$114,660	\$42,336	\$72,324	\$90,846	\$39,690	\$51,156
2075-35-2-25-001	\$114,660	\$42,336	\$72,324	\$90,846	\$39,690	\$51,156
2075-35-2-25-002	\$95,290	\$35,184	\$60,106	\$75,499	\$32,985	\$42,514

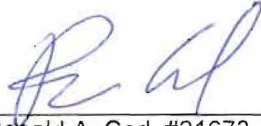
2075-35-2-25-003	\$113,750	\$42,000	\$71,750	\$90,125	\$39,375	\$50,750
2075-35-2-25-004	\$160,160	\$59,136	\$101,024	\$126,896	\$55,440	\$71,456
2075-35-2-25-005	\$103,350	\$38,160	\$65,190	\$81,885	\$35,775	\$46,110
2075-35-2-25-006	\$97,240	\$35,904	\$61,336	\$77,044	\$33,660	\$43,384
2075-35-2-26-004	\$136,760	\$50,496	\$86,264	\$108,356	\$47,340	\$61,016
2075-35-2-26-005	\$160,030	\$59,088	\$100,942	\$126,793	\$55,395	\$71,398
2075-35-2-26-006	\$113,620	\$41,952	\$71,668	\$90,022	\$39,330	\$50,692
2075-35-2-28-001	\$147,550	\$54,480	\$93,070	\$116,905	\$51,075	\$65,830
2075-35-2-28-002	\$128,570	\$47,472	\$81,098	\$101,867	\$44,505	\$57,362
2075-35-2-28-003	\$160,420	\$59,232	\$101,188	\$127,102	\$55,530	\$71,572
2075-35-2-28-004	\$113,620	\$41,952	\$71,668	\$90,022	\$39,330	\$50,692
2075-35-2-28-005	\$160,160	\$59,136	\$101,024	\$126,896	\$55,440	\$71,456
2075-35-2-28-006	\$113,100	\$41,760	\$71,340	\$89,610	\$39,150	\$50,460
2075-35-2-28-007	\$112,450	\$41,520	\$70,930	\$89,095	\$38,925	\$50,170
2075-35-2-28-008	\$97,240	\$35,904	\$61,336	\$77,044	\$33,660	\$43,384
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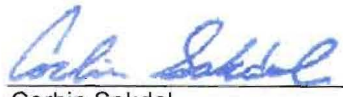
The valuation, as established above, shall be binding only with respect to the tax year 2011.

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 _____ day of _____ 2012.


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