

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 58362</b>
Petitioner: <b>SOUTHLANDS COLORADO, 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.: 2071-19-2-08-004+2**

**Category: Valuation      Property Type: Vacant Land**
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:            \$2,184,889**

(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 19th day of November 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

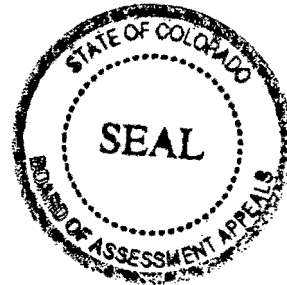
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*CM*

\_\_\_\_\_  
Cara McKeller

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach



**STIPULATION (As To Tax Year 2011 Actual Value)**

**SOUTHLANDS COLORADO LLC**

**ARAPAHOE COUNTY**

Petitioners,

**OCT 17 2012**

vs.

**ATTORNEY'S OFFICE**

**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 VACANT and described as follows: County Schedule Number: 2071-19-2-08-004, 2071-19-3-04-001 and 2071-19-4-01-007.

A brief narrative as to why the reduction was made: Analyzed market information and developer's discount.

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

ORIGINAL VALUE		NEW VALUE	
<b>2071-19-2-08-004</b>		<b>(NO CHANGE)</b>	
Land	\$454,495	Land	\$454,495
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$454,495	Total	\$454,495
<b>2071-19-3-04-001</b>		<b>(2011)</b>	
Land	\$1,172,293	Land	\$1,055,063
Improvements	\$0	Improvements	\$6,113
Personal	\$0	Personal	\$0
Total	\$1,172,293	Total	\$1,061,176
<b>2071-19-4-01-007</b>		<b>(NO CHANGE)</b>	
Land	\$669,218	Land	\$669,218
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$669,218	Total	\$669,218
<b>TOTAL</b>	<b>\$2,296,006</b>		<b>\$2,184,889</b>

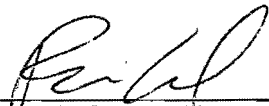
The valuation, as established above, shall be binding only with respect to the tax year 2011.

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 15<sup>TH</sup> day of October 2012.



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



Ronald A. Carl, #21673  
Arapahoe Cnty. Bd. Equalization  
5334 S. Prince St.  
Littleton, CO 80166-0001  
(303) 795-4639



Corbin Sakdol  
Arapahoe County Assessor  
5334 S. Prince St.  
Littleton, CO 80166-0001  
(303) 795-4600