

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 18th day of April 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

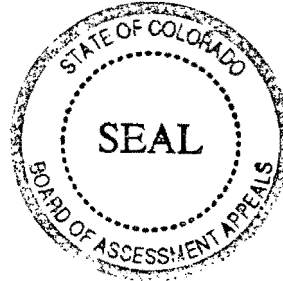
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CW

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 58426

2012 APR 13 PM 1:11

STIPULATION (As To Tax Year 2011 Actual Value)

1201 MANSFIELD 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: 3901 South Lipan Street and 3890 South Windermere Street, County Schedule Numbers: 2077-04-4-5-011 and 2077-04-1-35-002.

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 (NO CHANGE)	
2077-04-4-5-011			
Land	\$150,000	Land	\$150,000
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$150,000	Total	\$150,000
ORIGINAL VALUE		NEW VALUE (2011)	
2077-04-1-35-002			
Land	\$4,102,474	Land	\$4,102,474
Improvements	\$2,097,526	Improvements	\$1,247,526
Personal	\$0	Personal	\$0
Total	\$6,200,000	Total	\$5,350,000
TOTAL	6,350,000	TOTAL	\$5,500,000

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 26th day of March 2012.