# BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

1201 MANSFIELD, LLC,

٧.

Respondent:

ARAPAHOE COUNTY BOARD OF EQUALIZATION.

## ORDER ON STIPULATION

Docket Number: 58426

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.: 2077-04-4-05-011+1

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:** 

\$5,500,000

(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 18th day of April 2012.

**BOARD OF ASSESSMENT APPEALS** 

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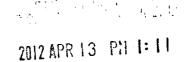
Diane M. DeVries

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

Cara McKeller

Debra A. Baumbach

## BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER 58426



## 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 2077-04-4-5-011		NEW VALUE (NO CHANGE)	
Land	\$150,000	Land	\$150,000
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$150,000	Total	\$150,000
ORIGINAL VALUE 2077-04-1-35-002		NEW VALUE (2011)	
Land	\$4,102,474	Land	\$4,102,474
Improvements	\$2,097,526	Improvements	\$1,247,526
Personal	\$0	Personal	<u> </u>
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 With day of March 2012.