

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 58476</b>
Petitioner: <b>CASTLE-PRIM 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.: 2075-24-4-16-003+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:            \$3,681,695**

(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 6th day of March 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

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Diane M. DeVries

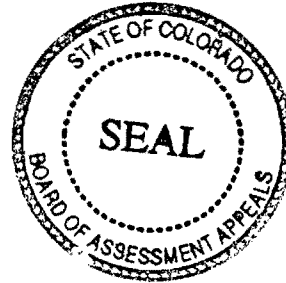
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*CM*

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Cara McKeller

*Debra A. Baumbach*

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Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 58476

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
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STIPULATION (As To Tax Year 2011 Actual Value)

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CASTLE-PRIM LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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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 LAND and described as follows: 6403 South Uvalda Street, 13399 East Peakview and Tract M (vacant), County Schedule Numbers: 2075-24-4-16-003, 2075-24-4-17-001 and 2075-24-4-18-048.

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

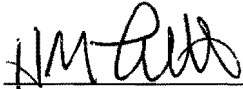
The parties have agreed that the 2011 actual value of the subject property should be reduced as follows:

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2075-24-4-16-003</b>		<b>(NO CHANGE 2011)</b>	
Land	\$828,201	Land	\$828,201
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	<u>\$828,201</u>	Total	<u>\$828,201</u>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2075-24-4-17-001</b>		<b>(2011)</b>	
Land	\$2,017,698	Land	\$1,345,132
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	<u>\$2,017,698</u>	Total	<u>\$1,345,132</u>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2075-24-4-18-048</b>		<b>(NO CHANGE 2011)</b>	
Land	\$1,508,362	Land	\$1,508,362
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	<u>\$1,508,362</u>	Total	<u>\$1,508,362</u>
<b>Total</b>	<b>\$4,354,261</b>		<b>\$3,681,695</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 27<sup>th</sup> day of January 2012.



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Licht & Company, Inc.  
9101 E. Kenyon Ave., Suite 3900  
Denver, CO 80237  
(303) 575-9306



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Ronald A. Carl, #21673  
Arapahoe Cnty. Bd. Equalization  
5334 S. Prince St.  
Littleton, CO 80120-1136  
(303) 795-4639



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