BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

ARAPAHOE CROSSING LP,

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Respondent:

ARAPAHOE COUNTY BOARD OF EQUALIZATION.

ORDER ON STIPULATION

Docket Number: 58548

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.: 2073-20-3-08-006+2

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:

\$57,870,000

(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 20th day of August 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Debra A. Baumbach

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

Cara McKeller

SEAL SESSMENTS

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER 58548

STIPULATION (As To Tax Year 2011 Actual Value)

ARAPAHOE CROSSING LP

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: 6500, 6554 and 6584 S. Parker Rd., County Schedule Number(s) 2073-20-3-08-006, 2073-20-3-08-009 and 2073-20-4-10-001.

A brief narrative as to why the reduction was made: Analyzed income information.

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

ORIGINAL VALUE 2073-20-3-08-006		NEW VALUE (2011)	
Land	\$7,167,321	Land	\$7,167,321
Improvements	\$23,250,679	Improvements	\$19,177,030
Personal	\$0	Personal	\$0
Total	\$30,418,000	Total	\$26,344,351
ORIGINAL VALUE		NEW VALUE	
2073-20-3-08-009		(2011)	
Land	\$1,150,320	Land	\$1,150,320
Improvements	\$819,680	Improvements	\$615,807
Personal	\$0	Personal	\$0
Total	\$1,970,000	Total	\$1,766,127
ORIGINAL VALUE		NEW VALUE	
2073-20-4-10-001		(2011)	
Land	\$18,296,790	Land	\$18,296,790
Improvements	\$8,503,210	Improvements	\$11,462,732
Personal	\$0	Personal	\$0
Total	\$26,800,000	Total	\$29,759,522
Total	\$59,188,000	Total	\$57,870,000

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

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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 914 day of July 2012

Thomson Redters

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Ronald A. Carl, #21673

Arapahoe Cnty. Bd. Equalization

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Corbin Sakdol

Arapahoe County Assessor 5334 S. Prince St.

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