

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 58777</b>
Petitioner: <b>QUEBEC-ILIFF RLLL/304 INVESTMENT CO.,</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.: 1973-28-2-05-001+6**  
  
**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:            \$10,506,461**  
 (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 9th day of April 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

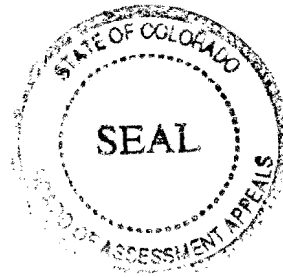
\_\_\_\_\_  
Diane M. DeVries

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

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



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 58777**

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

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**QUEBEC-ILIFF RLLL/304 INVESTMENT CO.**

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 COMMERCIAL and described as follows: 7495 E. Iliff Avenue, County Schedule Numbers: 1973-28-2-05-001/003/004/006/007, 1973-28-2-08-001/008.

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:

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>1973-28-2-05-001</b>		<b>(NO CHANGE)</b>	
Land	\$249,630	Land	\$249,630
Improvements	\$23,351	Improvements	\$23,351
Personal	\$0	Personal	\$0
Total	<u>\$272,981</u>	Total	<u>\$272,981</u>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>1973-28-2-05-003</b>		<b>(NO CHANGE)</b>	
Land	\$1,109,920	Land	\$1,109,920
Improvements	\$1,170,080	Improvements	\$1,170,080
Personal	\$0	Personal	\$0
Total	<u>\$2,280,000</u>	Total	<u>\$2,280,000</u>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>1973-28-2-05-004</b>		<b>(2011)</b>	
Land	\$1,711,390	Land	\$1,711,390
Improvements	\$1,584,610	Improvements	\$888,610
Personal	\$0	Personal	\$0
Total	<u>\$3,296,000</u>	Total	<u>\$2,600,000</u>

**ORIGINAL VALUE****1973-28-2-05-006**

Land	\$457,980
Improvements	\$183,100
Personal	\$0
Total	<u>\$641,080</u>

**NEW VALUE  
(NO CHANGE)**

Land	\$457,980
Improvements	\$183,100
Personal	\$0
Total	<u>\$641,080</u>

**ORIGINAL VALUE****1973-28-2-05-007**

Land	\$1,454,680
Improvements	\$2,025,320
Personal	\$0
Total	<u>\$3,480,000</u>

**NEW VALUE  
(NO CHANGE)**

Land	\$1,454,680
Improvements	\$2,025,320
Personal	\$0
Total	<u>\$3,480,000</u>

**ORIGINAL VALUE****1973-28-2-08-001**

Land	\$120,000
Improvements	\$24,200
Personal	\$0
Total	<u>\$144,200</u>

**NEW VALUE  
(NO CHANGE)**

Land	\$120,000
Improvements	\$24,200
Personal	\$0
Total	<u>\$144,200</u>

**ORIGINAL VALUE****1973-28-2-08-008**

Land	\$1,027,582
Improvements	\$60,618
Personal	\$0
Total	<u>\$1,088,200</u>

**NEW VALUE  
(2011)**

Land	\$1,027,582
Improvements	\$60,618
Personal	\$0
Total	<u>\$1,088,200</u>

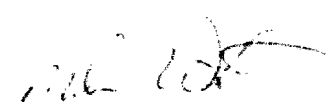
Total \$11,202,461

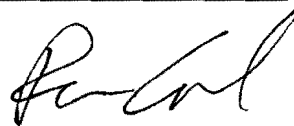
Total \$10,506,461

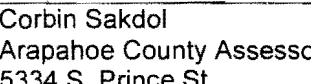
The valuation, as established above, shall be binding only with respect to the tax year 2011.

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 1st day of March 2012.

  
 Mike Walter  
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 Ronald A. Carl, #21673  
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 Corbin Sakdol  
 Arapahoe County Assessor  
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