

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58920
Petitioner: CRP-2 CHAPARRAL LLC, v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION.	
ORDER ON STIPULATION	

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.: 2075-25-3-05-001+4

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: \$9,570,000

(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 25th day of January 2013.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

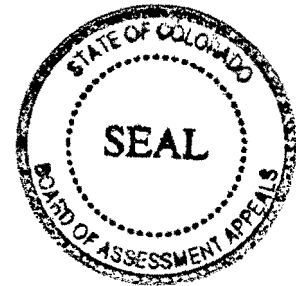
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS BO OF ASSESSMENT APPEALS
 STATE OF COLORADO
 DOCKET NUMBER 58920

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STIPULATION (As To Tax Year 2011 Actual Value)

CRP-2 CHAPARRAL 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: 7257-7337 South Revere Parkway; County Schedule Numbers: 2075-25-3-05-001, 2075-25-3-05-002, 2075-25-3-05-003, 2075-25-3-05-004 and 2075-25-3-05-005.

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	
2075-25-3-05-001		(2011)	
Land	\$2,927,188	Land	\$2,927,188
Improvements	\$2,610,412	Improvements	\$1,896,712
Personal	\$0	Personal	\$0
Total	\$5,537,600	Total	\$4,823,900
ORIGINAL VALUE		NEW VALUE	
2075-25-3-05-002		(2011)	
Land	\$479,160	Land	\$479,160
Improvements	\$695,140	Improvements	\$543,840
Personal	\$0	Personal	\$0
Total	\$1,174,300	Total	\$1,023,000
ORIGINAL VALUE		NEW VALUE	
2075-25-3-05-003		(2011)	
Land	\$518,925	Land	\$518,925
Improvements	\$918,775	Improvements	\$733,475
Personal	\$0	Personal	\$0
Total	\$1,437,700	Total	\$1,252,400

**ORIGINAL VALUE
2075-25-3-05-004**

Land	\$468,138
Improvements	\$743,962
Personal	\$0
Total	<u>\$1,212,100</u>

**NEW VALUE
(2011)**

Land	\$468,138
Improvements	\$587,662
Personal	\$0
Total	<u>\$1,055,800</u>

**ORIGINAL VALUE
2075-25-3-05-005**

Land	\$639,683
Improvements	\$984,517
Personal	\$0
Total	<u>\$1,624,200</u>

**NEW VALUE
(2011)**

Land	\$639,683
Improvements	\$775,217
Personal	\$0
Total	<u>\$1,414,900</u>

Total \$10,985,900

\$9,570,000

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 7th day of December, 2012.

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