

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 58929</b>
Petitioner: <b>SRV INVESTORS 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.: 2073-36-1-10-007+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:            \$7,280,000**  
 (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*

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Diane M. DeVries

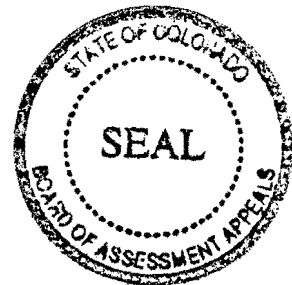
*Debra A. Baumbach*

\_\_\_\_\_  
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*

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Cara McKeller



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 58929

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

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SRV INVESTORS 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 listed in this Petition and jointly move the Board of Assessment Appeals to enter its Order based on this stipulation. Conference calls with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as COMMERCIAL and described as follows: 7360 and 7420 South Gartrell Road, County Schedule Numbers: 2073-25-4-31-005 and 2073-36-1-10-007.

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 (2011)	
2073-25-4-31-005			
Land	\$3,626,160	Land	\$3,626,160
Improvements	\$1,352,840	Improvements	\$473,840
Personal		Personal	
Total	<u>\$4,979,000</u>	Total	<u>\$4,100,000</u>
2073-36-1-10-007			
Land	\$2,177,470	Land	\$2,177,470
Improvements	\$1,822,530	Improvements	\$1,002,530
Personal		Personal	
Total	<u>\$4,000,000</u>	Total	<u>\$3,180,000</u>
<b>Total</b>	<b>\$8,979,000</b>		<b>\$7,280,000</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 20th day of December 2012.

*M. Van Donselaar*

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Michael Van Donselaar  
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*Ronald A. Carl*

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(303) 795-4639

*Corbin Sakdol*

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Corbin Sakdol  
Arapahoe County Assessor  
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