

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 59056
Petitioner: GRANDE INVESTMENTS LLC 84% & WESTCHESTER LLC 16%, v. Respondent: ARAPAHOE COUNTY BOARD OF COMMISSIONERS.	
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.: 1973-28-1-02-014+1

Category: Abatement Property Type: Industrial
2. Petitioner is protesting the 09-10 actual value of the subject property.
3. The parties agreed that the 09-10 actual value of the subject property should be reduced to:

Total Value: \$4,150,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 09-10 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.

CM

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 59056

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

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STIPULATION (As To Tax Years 2009 and 2010 Actual Value)

GRANDE INVESTMENTS LLC 84% WESTCHESTER LLC 16%

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding the tax years 2009 and 2010 valuation of the subject property listed in this Petition and jointly moves 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: 2200 South Valentia Street and 2201 Wabash Street, County Schedule Numbers 1973-28-1-02-014 and 1973-28-1-02-019.

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

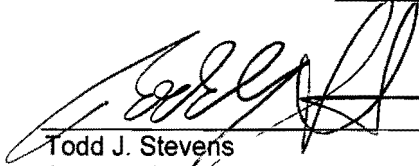
The parties have agreed that the 2009 and 2010 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
1973-28-1-02-014		(2009 and 2010)	
Land	\$797,800	Land	\$797,800
Improvements	\$2,038,880	Improvements	\$1,679,200
Personal		Personal	
Total	<u>\$2,836,680</u>	Total	<u>\$2,477,000</u>
ORIGINAL VALUE		NEW VALUE	
1973-28-1-02-019		(2009 and 2010)	
Land	\$972,368	Land	\$972,368
Improvements	\$827,632	Improvements	\$700,632
Personal		Personal	
Total	<u>\$1,800,000</u>	Total	<u>\$1,673,000</u>
Total	\$4,636,680	Total	\$4,150,000

The valuation, as established above, shall be binding only with respect to the tax years 2009 and 2010.

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 10 day of December 2012.



Todd J. Stevens
Stevens & Associates
9635 Maroon Circle, Suite 450
Englewood, CO 80112
(303) 347-1878



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



Corbin Sakdol
Arapahoe County Assessor
5334 S. Prince St.
Littleton, CO 80120-1136
(303) 795-4600