

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 59549
Petitioner: EXURB DEVELOPMENT 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.: 2075-16-3-09-012+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: \$1,062,720

(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 30th day of October 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 59549

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STIPULATION (As To Tax Year 2011 Actual Value)

EXURB DEVELOPMENT 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: 7315 East Orchard Road, County Schedule Numbers: 2075-16-3-09-012, 2075-16-3-09-013 and 2075-16-3-09-014.

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

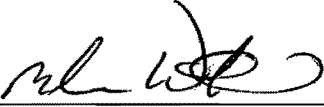
The parties have agreed that the 2011 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE (2011)	
2075-16-3-09-012			
Land	\$94,080	Land	\$94,080
Improvements	\$289,920	Improvements	\$251,520
Personal		Personal	
Total	<u>\$384,000</u>	Total	<u>\$345,600</u>
ORIGINAL VALUE		NEW VALUE (2011)	
2075-16-3-09-013			
Land	\$94,720	Land	\$94,720
Improvements	\$318,080	Improvements	\$276,800
Personal		Personal	
Total	<u>\$412,800</u>	Total	<u>\$371,520</u>
ORIGINAL VALUE		NEW VALUE (2011)	
2075-16-3-09-014			
Land	\$94,080	Land	\$94,080
Improvements	\$365,920	Improvements	\$251,520
Personal		Personal	
Total	<u>\$460,000</u>	Total	<u>\$345,600</u>
Total	\$1,256,800	Total	\$1,062,720

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 27TH day of SEPTEMBER 2012.



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