

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>Docket Number: 60311</p>
<p>Petitioner: ARAPAHOE RIDGE RETAIL CENTER LLC,</p> <p>v.</p> <p>Respondent: BOULDER COUNTY BOARD OF EQUALIZATION.</p>	
<p>ORDER ON STIPULATION</p>	

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.: R0142628+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: \$8,134,900

(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 Boulder County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 5th day of February 2013.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

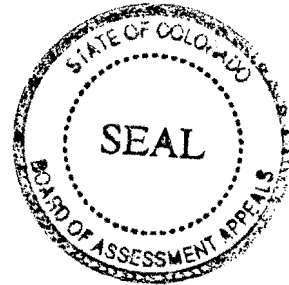
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

CM



BOARD OF ASSESSMENT APPEALS

STATE OF COLORADO

DOCKET NUMBER: 6031 STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

Account Numbers: R0142628, R0122832, R0142629

2013 JAN 28 AM 8:16

STIPULATION (As To Tax Year 2011 Actual Value)

PAGE 1 OF 2

Arapahoe Ridge Retail Center LLC

Petitioner,

vs.

Boulder County Board of Equalization,

Respondent.

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2011 valuation of the subject properties, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as follows:

A: R0142628, legal description is Lot 2, Arapahoe Ridge Filing #3, 1st Amendment,
Street Address is 3331 Arapahoe Road, Erie, CO.

B: R0122832, legal description is Lot 1, Arapahoe Ridge Filing #3, 1st Amendment,
Street Address is 3333 Arapahoe Road, Erie, CO.

C: R0142629, legal description is Lot 3, Arapahoe Ridge Filing #3, 1st Amendment,
Street Address is 3335 Arapahoe Road, Erie, CO.

2. The subject properties are classified as commercial.

3. The County Assessor assigned the following actual value to the subject properties for tax year 2011:

ID R0142628	\$ 1,828,000
ID R0122832	\$ 4,776,600
<u>ID R0142629</u>	<u>\$ 2,030,200</u>
Total of all ID's	\$ 8,634,800

4. After a timely appeal to the Board of Equalization, the Board of Equalization valued the subject properties as follows:

ID R0142628	\$ 1,828,000
ID R0122832	\$ 4,776,600
<u>ID R0142629</u>	<u>\$ 2,030,200</u>
Total of all ID's	\$ 8,634,800

Petitioner's Initials 

Date Jan 21, 2013

Docket Number: 60311

Account Numbers: R0142628, R0122832, R0142629

STIPULATION (As To Tax Year 2011 Actual Value)

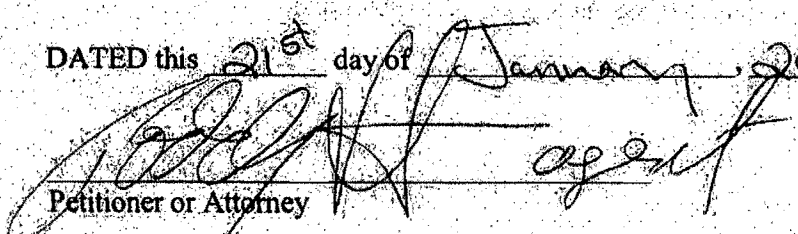
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5. After further review and negotiation, Petitioner and County Board of Equalization agree to the tax year 2011 actual value for the subject properties:

ID R0142628	\$ 1,591,500
ID R0122832	\$ 4,776,600
ID R0142629	\$ 1,766,800
Total of all ID's	\$ 8,134,900

6. Brief narrative as to why the reduction was made: after an inspection of the subject and a review of market data were completed, the parties agreed that an adjustment to the actual value was in order.
7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on February 1, 2013, at 8:30 AM, be vacated.
8. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which shall constitute one and the same agreement.

DATED this 21st day of January, 2013.

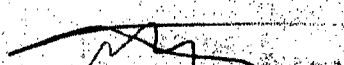

Petitioner or Attorney

Address:

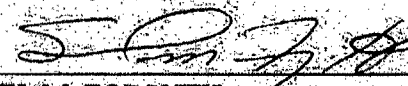
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