

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 60694
Petitioner: DOUBLE RJ HOLDINGS LLC 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. Petitioner is protesting the 2009 and 2010 actual value of the subject property.
2. Subject property is described as follows for year 2009 and 2010

County Schedule No.: 2073-30-2-12-004

Category: Abatement Property Type: Commercial Real

3. The parties agreed that the 2009 actual value of the subject property should be reduced to:
Total Value: \$ 1,308,800

(Reference attached stipulation)

4. The parties agreed that the 2010 actual value of the subject property should be reduced to:
Total Value: \$ 1,100,000

(Reference attached stipulation)

5. The Board concurs with the attached Stipulation.

ORDER:

Respondent is ordered to reduce the actual value of the subject property, as set forth in the attached Stipulation.

The Arapahoe County Assessor is directed to change his/her records accordingly.

DATED/MAILED this 22nd day of March, 2013

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

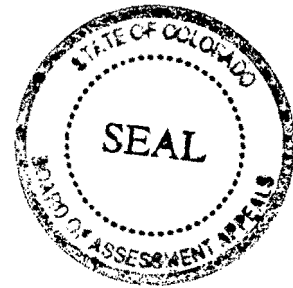
Debra A. Baumbach

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

Cara McKeller



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

DOUBLE RJ HOLDINGS LLC,

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 property 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: 14185 East Easter Avenue, County Schedule Number: 2073-30-2-12-004.

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

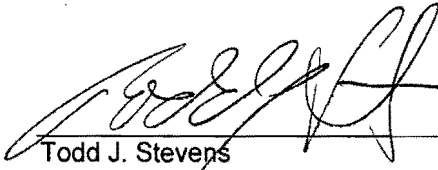
The parties have agreed that the 2009 and 2010 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE (2009)		NEW VALUE (NO CHANGE)	
Land	\$548,860	Land	\$548,860
Improvements	\$759,940	Improvements	\$759,940
Personal		Personal	
Total	\$1,308,800	Total	\$1,308,800
ORIGINAL VALUE (2010)		NEW VALUE (2010)	
Land	\$548,860	Land	\$493,974
Improvements	\$759,940	Improvements	\$606,026
Personal		Personal	
Total	\$1,308,800	Total	\$1,100,000

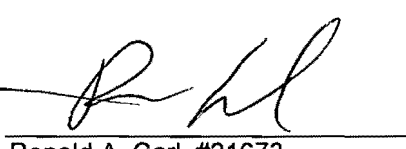
The valuation, as established above, shall be binding only with respect to the tax years 2009 and 2010.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

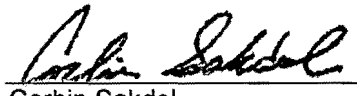
DATED the 5th day of February 2013.



Todd J. Stevens
Stevens & Associates, Inc.
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