BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 60821		
Petitioner:			
OM ARAPAHOE 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.: 2075-21-3-28-002

Category: Valuation Property Type: Commercial Real

- 2. Petitioner is protesting the 2012 actual value of the subject property.
- 3. The parties agreed that the 2012 actual value of the subject property should be reduced to:

Total Value: \$2,300,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2012 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

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Diane M. DeVries Debra Q. Zaumbach

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

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER 60821

STATE OF COLORADO BD OF ASSESSMENT APPEALS

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STIPULATION (As To Tax Year 2012 Actual Value)

OM ARAPAHOE LLC

Petitioners,

VS.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2012 valuation of the subject property 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: 7969 East Arapahoe Road, County Schedule Number: 2075-21-3-28-002.

A brief narrative as to why the reduction was made: Applied 2011 value after final appeal.

The parties have agreed that the 2012 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE (2012)	
Land	\$1,339,245	Land	\$1,339,245
Improvements	\$1,460,755	Improvements	\$960,755
Personal		Personal	
Total	\$2,800,000	Total	\$2,300,000

The valuation, as established above, shall be binding only with respect to the tax year 2012.

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 DIST day of DECEMBER 2012.

Mike Walter 1st Net Real Estate Services, Inc. 3333 S. Wadsworth Blvd., #200 Lakewood, CO 80227 -(303)-290-6600-720-962 - \$750 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 80166-0001 (303) 795-4600