

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 60926</b>
Petitioner: <b>AW SOUTHGLENN, LLC,</b>  v.  Respondent: <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 2077-26-1-30-013+6**  
  
**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:            \$70,683,000**  
 (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**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

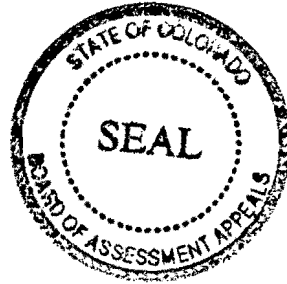
*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

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

*CM*

\_\_\_\_\_  
Cara McKeller



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 60926

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

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STIPULATION (As To Tax Year 2012 Actual Value)

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AW SOUTHGLENN, LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2012 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: South University Blvd. and Arapahoe Road; County Schedule Numbers: 2077-26-1-30-013, 2077-26-1-30-016, 2077-26-1-30-017, 2077-26-1-33-006, 2077-26-1-34-002, 2077-26-1-34-004, and 2077-26-1-34-005.

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:

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
2077-26-1-30-013		<b>(NO CHANGE)</b>	
Land	\$2,720,880	Land	\$2,720,880
Improvements	\$79,120	Improvements	\$79,120
Personal	\$0	Personal	\$0
Total	<u>\$2,800,000</u>	Total	<u>\$2,800,000</u>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
2077-26-1-30-016		<b>(NO CHANGE)</b>	
Land	\$4,545,000	Land	<b>\$4,545,000</b>
Improvements	\$17,675,000	Improvements	\$17,675,000
Personal	\$0	Personal	\$0
Total	<u>\$22,220,000</u>	Total	<u>\$22,220,000</u>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
2077-26-1-30-017		<b>(2012)</b>	
Land	\$409,880	Land	\$409,880
Improvements	\$13,590,120	Improvements	\$10,490,120
Personal	\$0	Personal	\$0
Total	<u>\$14,000,000</u>	Total	<u>\$10,900,000</u>

**ORIGINAL VALUE**

2077-26-1-33-006

Land	\$8,419,400
Improvements	\$12,280,600
Personal	\$0
<b>Total</b>	<b>\$20,700,000</b>

**NEW VALUE****(2012)**

Land	\$8,419,400
Improvements	\$8,260,600
Personal	\$0
<b>Total</b>	<b>\$16,680,000</b>

**ORIGINAL VALUE**

2077-26-1-34-002

Land	\$1,282,600
Improvements	\$400
Personal	\$0
<b>Total</b>	<b>\$1,283,000</b>

**NEW VALUE****(NO CHANGE)**

Land	\$1,282,600
Improvements	\$400
Personal	\$0
<b>Total</b>	<b>\$1,283,000</b>

**ORIGINAL VALUE**

2077-26-1-34-004

Land	\$718,360
Improvements	\$3,931,640
Personal	\$0
<b>Total</b>	<b>\$4,650,000</b>

**NEW VALUE****(2012)**

Land	\$718,360
Improvements	\$2,181,640
Personal	\$0
<b>Total</b>	<b>\$2,900,000</b>

**ORIGINAL VALUE**

2077-26-1-34-005

Land	\$1,389,756
Improvements	\$12,510,244
Personal	\$0
<b>Total</b>	<b>\$13,900,000</b>

**NEW VALUE****(NO CHANGE)**

Land	\$1,389,756
Improvements	\$12,510,244
Personal	\$0
<b>Total</b>	<b>\$13,900,000</b>

**Total****\$79,553,000****\$70,683,000**

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

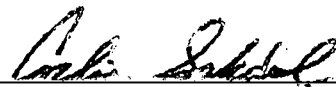
Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED the 20<sup>th</sup> day of December 2012.



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