BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 61784
Petitioner: KINGSBOROUGH CROSSING LLC,	
v. Respondent:	
ARAPAHOE COUNTY BOARD OF COMMISSIONERS.	
ORDER ON STIPUL	ATION

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.: 1975-29-4-24-002+1

Category: Abatement 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: \$3,600,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

ł

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 3rd day of July 2013.

BOARD OF ASSESSMENT APPEALS

Dranem Derives

Diane M. DeVries

Julna 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

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO STATE OF COLORADO DOCKET NUMBER 61784 2013 JUN 27 PM 1: 25

STIPULATION (As To Tax Year 2011 Actual Value)

KINGSBOROUGH CROSSING LLC,

Petitioners,

VS.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding the tax year 2011 valuation of the property listed in this Petition and jointly moves 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: 16860 and 16880 East Iliff Avenue, County Schedule Numbers: 1975-29-4-24-002 and 1975-29-4-24-007.

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:

TOTAL	\$4,200,000		\$3,600,000
Total	\$600,000	Total	\$500,000
Personal		Personal	
Improvements	\$287,430	Improvements	\$187,430
Land	312,570	Land	\$312,570
1975-29-4-24-007		(2011)	
ORIGINAL VALUE		NEW VALUE	
Total	\$3,600,000	Total	\$3,100,000
Improvements Personal	φ 2,337,03 3	Improvements Personal	φ1,007,000
Land	\$1,262,367 \$2,337,633	Land	\$1,262,367 \$1,837,633
ORIGINAL VALUE 1975-29-4-24-002	¢4 000 007	NEW VALUE (2011)	¢4 000 207
ORIGINAL VALUE		NEW VALUE	

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 3rd day of uni 2013.

Dariush Bozorgpour Property Tax Advisors, Inc. 3090 S. Jamaica Court, # 204 Aurora, CO 80014 (303) 368-0500

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