BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

1440 IOLA, LLC,

V.

Respondent:

ARAPAHOE COUNTY BOARD OF EQUALIZATION.

ORDER ON STIPULATION

Docket Number: 62159

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.: 1973-02-2-07-006

Category: Valuation Property Type: Commercial Real

- 2. Petitioner is protesting the 2013 actual value of the subject property.
- 3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

Total Value:

\$255,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2013 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 4th day of September 2014.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

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

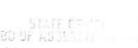
Cara McKeller

Milna a Baumbach

Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO **DOCKET NUMBER 62159**





STIPULATION as To Tax Years 2013/2014 Actual Value

1440 IOLA, LLC,

Petitioner,

VS.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year(s) 2013/2014 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/RESIDENTIAL and described as follows: 1440 Iola Street, County Schedule Number: 1973-02-2-07-006.

A brief narrative as to why the reduction was made: The property was classified as commercial. A physical inspection was done and approximately 66.75% of the property was determined to be residential.

The parties have agreed that the 2013/2014 actual value of the subject property should be reduced as follows:

...............

ORIGIN 2013/20	AL VALUE 14		NEW VALUE 2013/2014	
Land		\$127,000	Commercial Land	\$27,000
			Residential Land	\$100,000
Improve	ments	\$128,000	Commercial Imp.'s	\$58,445
			Residential Imp.'s	\$69,555
Persona	al		Personal	
Total		\$255,000	Total	\$255,000

The valuation, as established above, shall be binding only with respect to the tax years 2013/2014. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled. Petitioners agree to waive the right to any further appeal for the assessment years covered by this Stipulation. Respondent reserves the right to account for any value added or subtracted by any 'unusual conditions' that may have occurred between 1/1/2013 and 1/1/2014. Petitioner does not waive the right to dispute any value added or subtracted by any 'unusual condition' so accounted for by the Assessor.

DATED the /TH day of

-Michael Frieman MIKE WALTER 1st Net Real Estate Services, Inc. 3333 S. Wadsworth Blvd, #200 Lakewood, CO 80227 (720) 962-5750

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