

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 45029
Petitioner: REGAL INTERESTS 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.: 2075-29-2-41-005+32

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2005 actual value of the subject property.
3. The parties agreed that the 2005 actual value of the subject property should be reduced to:

Total Value: \$2,629,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2005 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 9th day of August 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

August 8, 2007

Karen E Hart
Karen E. Hart

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

Debra A Baumbach
Debra A. Baumbach

Heather Wilcox
Heather Wilcox



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 45029**

STIPULATION (As To Tax Year 2005 Actual Value)

REGAL INTERESTS LLC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2005 valuation of the subject property and jointly move 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 offices and described as follows: 6909 S. Holly Cir.; See schedule numbers below. RA #'s 2199-001 thru 037.

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

The parties have agreed that the 2005 actual value of the subject property should be reduced as follows:

Parcel #	Unit #	Usable SF	2005 CBOE		Stipulated	
			Value	\$/SF	Value	Per SF
2075-29-2-41-005	135	799	\$135,000	\$168.96	\$113,215	\$141.69
2075-29-2-41-006	150	696	\$118,000	\$169.54	\$98,619	\$141.69
2075-29-2-41-007	160	1,126	\$191,000	\$169.63	\$159,548	\$141.69
2075-29-2-41-008	170	728	\$123,000	\$168.96	\$103,154	\$141.69
2075-29-2-41-009	175	531	\$90,000	\$169.49	\$75,240	\$141.69
2075-29-2-41-010	180	315	\$53,000	\$168.25	\$44,634	\$141.69
2075-29-2-41-011	190	401	\$68,000	\$169.58	\$56,819	\$141.69
2075-29-2-41-013	201	289	\$49,000	\$169.55	\$40,950	\$141.69
2075-29-2-41-015	203	299	\$50,000	\$167.22	\$42,367	\$141.69
2075-29-2-41-016	204	307	\$52,000	\$169.38	\$43,500	\$141.69
2075-29-2-41-017	205	265	\$45,000	\$169.81	\$37,549	\$141.69
2075-29-2-41-018	206	349	\$59,000	\$169.05	\$49,451	\$141.69
2075-29-2-41-019	207	366	\$62,000	\$169.40	\$51,860	\$141.69
2075-29-2-41-020	210	212	\$36,000	\$169.81	\$30,039	\$141.69
2075-29-2-41-021	220	421	\$71,000	\$168.65	\$59,653	\$141.69
2075-29-2-41-022	230	481	\$81,000	\$168.40	\$68,155	\$141.69

Parcel #	Unit #	2005 CBOE			Stipulated	
		Usable SF	Value	\$/SF	Value	Per SF
2075-29-2-41-023	240	543	\$92,000	\$169.43	\$76,940	\$141.69
2075-29-2-41-024	250	431	\$73,000	\$169.37	\$61,070	\$141.69
2075-29-2-41-025	255	499	\$84,000	\$168.34	\$70,706	\$141.69
2075-29-2-41-026	260	502	\$85,000	\$169.32	\$71,131	\$141.69
2075-29-2-41-027	270	700	\$119,000	\$170.00	\$99,186	\$141.69
2075-29-2-41-028	302	590	\$100,000	\$169.49	\$83,600	\$141.69
2075-29-2-41-029	304	851	\$144,000	\$169.21	\$120,582	\$141.69
2075-29-2-41-030	305	616	\$104,000	\$168.83	\$87,284	\$141.69
2075-29-2-41-031	306	1,007	\$171,000	\$169.81	\$142,686	\$141.69
2075-29-2-41-032	309	510	\$86,000	\$168.63	\$72,264	\$141.69
2075-29-2-41-033	310	830	\$141,000	\$169.88	\$117,606	\$141.69
2075-29-2-41-034	320	252	\$42,000	\$166.67	\$35,707	\$141.69
2075-29-2-41-035	330	416	\$70,000	\$168.27	\$58,945	\$141.69
2075-29-2-41-036	340	453	\$77,000	\$169.98	\$64,188	\$141.69
2075-29-2-41-037	345	670	\$113,000	\$168.66	\$94,935	\$141.69
2075-29-2-41-038	350	636	\$108,000	\$169.81	\$90,118	\$141.69
2075-29-2-41-039	360	1,463	\$248,000	\$169.51	\$207,299	\$141.69
TOTALS		18,554	\$3,140,000	\$169.24	\$2,629,000	

The valuation, as established above, shall be binding only with respect to the tax year 2005.

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

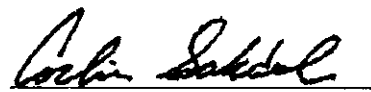
DATED this 17th day of July 2007.



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