

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46468
Petitioner: LASALLE BANK NATIONAL ASSOC. TRUSTEE AS SUCCESSOR IN INTEREST BY, FORECLOSURE TO JHE REALTY, LLC v. Respondent: ARAPAHOE COUNTY BOARD OF COMMISSIONERS.	
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.: 2075-27-3-04-010AA

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 03-04 actual value of the subject property.
3. The parties agreed that the 03-04 actual value of the subject property should be reduced to:

Total Value: \$4,000,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 03-04 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 October 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

October 8, 2008

Karen E Hart

Karen E. Hart

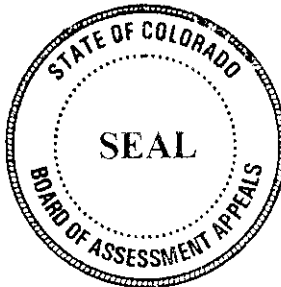
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Toni Rigiroszi

Toni Rigiroszi



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 46468

STIPULATION (As To Tax Year 2003 & 2004 (Actual Value))

LASALLE BANK NATIONAL ASSOC. TRUSTEE AS SUCCESSOR IN INTEREST BY
FORECLOSURE TO JHE REALTY, LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2003 and 2004 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: 7229 S. Alton Wy., County Schedule Number 2075-27-3-04-010.

A brief narrative as to why the reduction was made: Analyzed Cost, Market, and Income Information.

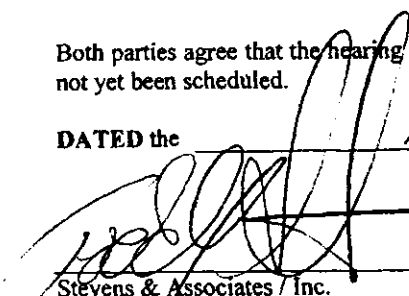
The parties have agreed that the 2003 and 2004 actual value of the subject property should be reduced as follows:

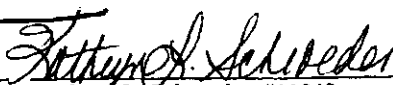
ORIGINAL VALUE		NEW VALUE (2003 & 2004)	
Land	\$1,153,600.00	Land	\$1,153,600.00
Improvements	\$3,846,400.00	Improvements	\$2,846,400.00
Personal	\$0.00	Personal	\$0.00
Total	\$5,000,000.00	Total	\$4,000,000.00


The valuation, as established above, shall be binding only with respect to the tax year 2003 and 2004.

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 17 day of September 2008.


Stevens & Associates / Inc.
% Todd J. Stevens
640 Plaza Dr., Suite 290
Littleton, CO 80129


Kathryn L. Schroeder, #11042
Arapahoe Cnty. Bd. Equalization
5334 S. Prince St.
Littleton, CO 80166-0001


Corbin Sakdol
Arapahoe County Assessor
5334 S. Prince St.
Littleton, CO 80166-0001

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