

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 46493
Petitioner: TCD-MOORE 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.: 2075-16-1-01-055

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: \$4,600,000

(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 22nd day of January 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

January 18, 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 Rigozzi

Toni Rigozzi



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 46493

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

TCD-MOORE LLC

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2008 JAN 18 PM 1:13

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2003-04 valuation of the subject property 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: 8490 East Crescent Parkway: County Schedule Number 2075-16-1-01-055.

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

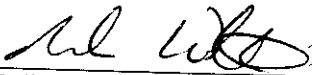
The parties have agreed that the 2003-04 actual value of the subject property should be reduced as follows:


ORIGINAL VALUE		NEW VALUE	
Land	\$ 955,479	Land	\$ 955,479
Improvements	\$ 4,219,521	Improvements	\$ 3,644,521
Personal	\$	Personal	\$
Total	\$ 5,175,000	Total	\$ 4,600,000


The valuation, as established above, shall be binding only with respect to the tax year 2003-04

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 4TH day of JANUARY 2008


Mike Walter
1st NET Real Estate Services
3333 S. Wadsworth Blvd.
Suite 200
Lakewood, CO 80227
720-962-5750


Kathryn L. Schroeder, #11042
Attorney for Respondent
Arapahoe County Bd. of Equalization
5334 South Prince Street
Littleton, CO 80166
(303) 795-4639


Corbin Sakdol
Arapahoe County Assessor
5334 South Prince Street
Littleton, CO 80166
(303) 795-4600