

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 46755</b>
Petitioner: <b>MARATHON REAL ESTATE VENTURE II LLC,</b>  v.  Respondent: <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 2075-16-2-04-020**  
  
**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 actual value of the subject property should be reduced to:  
  

**Total Value:            \$5,000,000**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2006 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 7th day of March 2007.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

March 6, 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

*Judy Venable*  
Judy Venable



FEB-21-2007 14:09 FROM:ARAP CTY ATTY OFFICE 3037387836

TO:93032923152

P. 003/003

BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 46755

STIPULATION (As To Tax Year 2006 Actual Value)

MARATHON REAL ESTATE VENTURE II LLC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2006 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: 5460 S. Quebec St.; County Schedule Number 2075-16-2-04-020; RA 244.

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

The parties have agreed that the 2006 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE (2006)	
Land	\$ 673,005	Land	\$ 673,005
Improvements	\$ 5,726,995	Improvements	\$ 4,326,995
Personal	\$ _____	Personal	\$ _____
Total	\$ 6,400,000	Total	\$ 5,000,000

The valuation, as established above, shall be binding only with respect to the tax year 2006.

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 \_\_\_\_\_ day of \_\_\_\_\_ 2007.

Neil B. Oberfeld-416972  
Isaacson Rosenbaum  
633 Seventeenth Street  
Suite 2200  
Denver, CO 80202  
303 292-5656

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

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

2007 FEB 21 11:01 AM