

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 46964</b>
Petitioner: <b>KENT-LAND LTD. RLLLP,</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.: 2077-05-4-00-039+2**

**Category: Valuation      Property Type: Industrial**
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:            \$601,623**

(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 5th day of May 2008.

**BOARD OF ASSESSMENT APPEALS**

This decision was put on record

May 2, 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 Rigirozzi*

Toni Rigirozzi



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 46964**

**STIPULATION (As To Tax Year 2006 (Actual Value))**

**KENT-LAND LTD. RLLLP**

Petitioners,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

2008 MAY -2 PM 12:27  
COUNTY CLERK  
ARAPAHOE COUNTY

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2006 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 Industrial and described as follows: 2310 W. Oxford Ave., County Schedule Number 2077-05-4-00-039 RA 0063-000.

A brief narrative as to why the reduction was made: Applied Residential Assessment Ratio To Second Story Of Building On Parcel 2077-08-1-00-013.

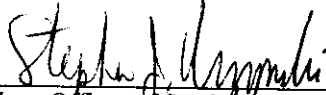
The parties have agreed that the 2006 actual value of the subject property should be reduced as follows:


<b>ORIGINAL VALUE</b>		<b>NEW VALUE (2006)</b>		<b>ASSESSED</b>
<u>2077-05-4-00-039</u>		<u>2077-05-4-00-039</u>		
Land	\$81,370.00	Land	\$81,370.00	
Improvements	\$2,814.00	Improvements	\$2,814.00	
Personal	\$0.00	Personal	\$0.00	
<b>Total</b>	<b>\$84,184.00</b>	<b>Total</b>	<b>\$84,184.00</b>	
 <u>2077-08-1-00-015</u>		 <u>2077-08-1-00-015</u>		
Land	\$12,371.00	Land	\$12,371.00	
Improvements	\$1,648.00	Improvements	\$1,648.00	
Personal	\$0.00	Personal	\$0.00	
<b>Total</b>	<b>\$14,019.00</b>	<b>Total</b>	<b>\$14,019.00</b>	
 <u>2077-08-1-00-013</u>		 <u>2077-08-1-00-013</u>		
Land	\$123,893.00	RESIDENTIAL		
Improvements	\$379,527.00	Land	\$0.00	
Personal	\$0.00	Improvements	\$129,145.00	7.96% \$10,279.94
<b>Total</b>	<b>\$503,420.00</b>	Personal	\$0.00	
		COMMERCIAL		
		Land	\$217,634.00	
		Improvements	\$156,641.00	29.0% \$108,539.75
		Personal	\$0.00	
		<b>Total</b>	<b>\$503,420.00</b>	


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 the 30<sup>th</sup> day of April 2008.

  
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