

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 47023
Petitioner: BURT - KUNI DEVELOPMENT 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.: 2075-26-08-001+1

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: \$6,250,000

(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 21st day of May 2008.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

May 20, 2008

Karen E Hart

Karen E. Hart

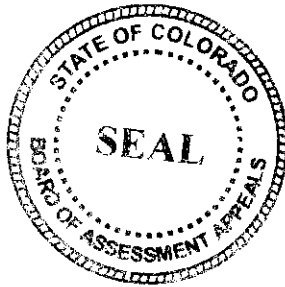
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

Toni Rigirozzi

Toni Rigirozzi



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 47023**

2008 MAY 15 PM 2:34

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

BURT – KUNI DEVELOPMENT LLC

Petitioners,

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 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: 10750 E. Arapahoe Rd., County Schedule Number 2075-26-2-08-001 RA 0378-089 and 2075-26-2-08-002 RA 0378-090.

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

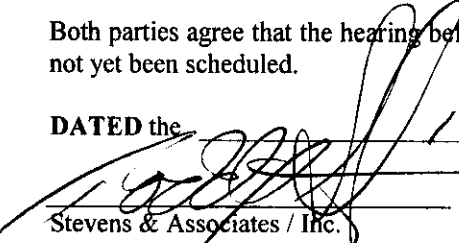
The parties have agreed that the 2006 actual value of the subject property should be reduced as follows:

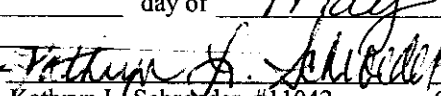
ORIGINAL VALUE		NEW VALUE (2006)	
<u>2075-26-2-08-001</u>		<u>2075-26-2-08-001</u>	
Land	\$1,993,328.00	Land	\$1,993,328.00
Improvements	\$3,506,672.00	Improvements	\$2,916,164.00
Personal	\$0.00	Personal	\$0.00
Total	\$5,500,000.00	Total	\$4,909,492.00
<u>2075-26-2-08-002</u>		<u>2075-26-2-08-002</u>	
Land	\$1,959,790.00	Land	\$1,152,818.00
Improvements	\$187,690.00	Improvements	\$187,690.00
Personal	\$0.00	Personal	\$0.00
Total	\$2,147,480.00	Total	\$1,304,508.00
		Total	\$6,250,000.00

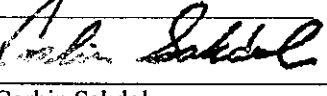
The valuation, as established above, shall be binding only with respect to the tax year 2006.

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 _____ day of May 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

Action Tracking Sheet

IN THE MATTER OF THE APPLICATION OF
BURT - KUNI DEVELOPMENT LLC

Petitioner(s),

RECORD
OF
PROCEEDINGS

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION

Respondent(s)

Docket #
47023

Petition accepted: 09/06/2006

Date Rec'd.	Description	Received From
02/06/2008	NOH mailed on 02/14/2008.	BAA
05/20/2008	Order on Stipulation mailed on 05/21/2008	BAA
01/23/2009	AMENDED STIPULATION TO CORRECT TOTAL NUMBER ON SCHEDULE 2075-26-2-08-002. NEW ORDER NOT ISSUED.	RESPONDENT'S

Hearing Date: 05/05/08 01:00 PM **Status:** CANCELED **Notice Mailed On:** 02/14/2008

Reporter	Petitioner's Attorney	Respondent's Attorney
Unassigned		

Board Members
Unassigned

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 47023

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

BURT-KUNI DEVELOPMENT LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

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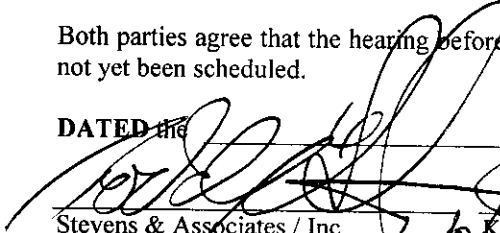
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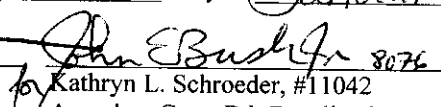
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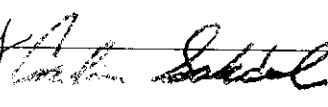
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DATED the _____ day of January 17 2008.


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


Kathryn L. Schroeder, #11042
Arapahoe Cnty. Bd. Equalization
5334 S. Prince St.
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Corbin Sakdol
Arapahoe County Assessor
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**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**
1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 47023

Petitioner:

BURT-KUNI DEVELOPMENT LLC

v.

Respondent:

ARAPAHOE COUNTY BOARD OF EQUALIZATION

AMENDMENT TO ORDER (On Stipulation)

THE BOARD OF ASSESSMENT APPEALS hereby amends its May 20, 2008 Order in the above-captioned appeal to reflect that the correct stipulated amount for schedule number 2075-26-2-08-002 should be \$1,340,508.00. Original stipulation indicated an amount of \$1,304,508.00.

In all other respects, the May 20, 2008 Order shall remain in full force and effect.

DATED/MAILED this 26th of March, 2009.

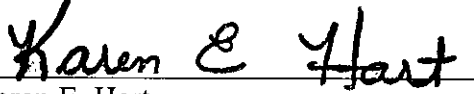
This amendment was put on the record

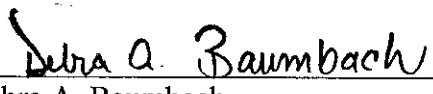
March 25, 2009

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


Toni Rigiroszi

BOARD OF ASSESSMENT APPEALS


Karen E. Hart


Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 47023

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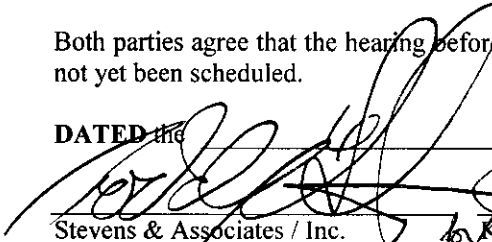
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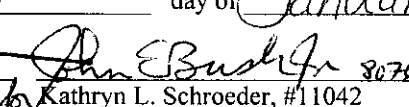
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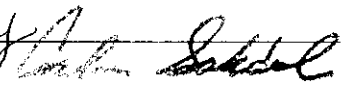
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DATED the _____ day of January 7, 2008.


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640 Plaza Dr., Suite 290
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by 
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