

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 47032
Petitioner: 7030 JORDAN 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.: 2073-30-1-05-001
 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: \$4,000,000
 (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 19th day of November 2007.

BOARD OF ASSESSMENT APPEALS

This decision was put on record

November 16, 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

Heather Heinlein

Heather Heinlein



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 47032**

STIPULATION (As To Tax Year 2006 Actual Value)

7030 JORDAN 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 warehouse/storage and described as follows: 7030 S. Jordan Rd.; County Schedule Number 2073-30-1-05-001; RA 378-006.

A brief narrative as to why the reduction was made: Analyzed cost, market & income information. Considered comparable assessments in close proximity to subject property.

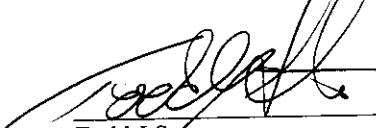
The parties have agreed that the 2006 actual value of the subject property should be reduced as follows:

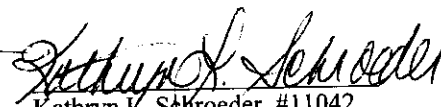
ORIGINAL VALUE		NEW VALUE	
Land	\$ 1,023,313	Land	\$ 1,023,313
Improvements	\$ 3,976,687	Improvements	\$ 2,976,687
Personal	\$ _____	Personal	\$ _____
Total	\$ 5,000,000	Total	\$ 4,000,000

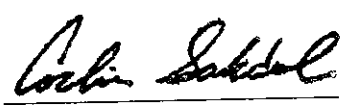
The valuation, as established above, shall be binding only with respect to the tax year 2006.

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 23 day of October 2007.


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