

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 48655</b>
Petitioner: <b>M &amp; J INVESTORS LLP,</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.: 2077-34-3-04-002+1**

**Category: Valuation      Property Type: Commercial Real**

2. Petitioner is protesting the 2007 actual value of the subject property.
3. The parties agreed that the 2007 actual value of the subject property should be reduced to:

**Total Value:            \$12,300,000**

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2007 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 24th day of December 2009.



**BOARD OF ASSESSMENT APPEALS**

*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.

*Melissa Nord*

Melissa Nord

*Debra A Baumbach*

Debra A. Baumbach

BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 48655

STIPULATION (As To Tax Year 2007 Actual Value)

M & J INVESTORS LLP

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2007 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 has resulted in the following agreement:

Subject property is classified as COMMERCIAL and described as follows 8000 south Park Terrace., County Schedule Number 2077-34-3-04-002 and 2077-34-3-04-005

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

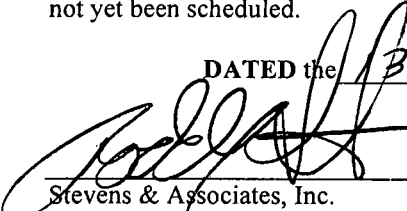
The parties have agreed that the 2007 actual value of the subject property should be reduced as follows:

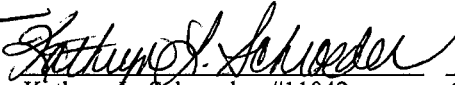
SEE ATTACHED.

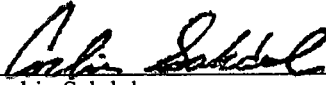
The valuation, as established above, shall be binding only with respect to the tax year 2007.

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 13 day of November 2009.

  
Stevens & Associates, Inc.  
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Corbin Sakdol  
Arapahoe County Assessor  
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2077-34-3-04-002

Original Value	
Land	\$1,251,132
Improvements	\$4,848,868
<u>Total</u>	<u>\$6,100,000</u>

New Value	
Land	\$677,697
Improvements	\$3,738,603
<u>Total</u>	<u>\$4,416,300</u>

2077-34-3-04-005

Original Value	
Land	\$5,721,180
Improvements	\$7,278,820
<u>Total</u>	<u>\$13,000,000</u>

New Value	
Land	\$3,098,973
Improvements	\$4,784,727
<u>Total</u>	<u>\$7,883,700</u>

Old Total                    \$19,100,000

New Total                \$12,300,000