

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**  
1313 Sherman Street, Room 315  
Denver, Colorado 80203

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Petitioner:

RCI Orchard Falls LLC,

v.

Respondent:

**ARAPAHOE COUNTY BOARD OF EQUALIZATION**

Docket Number: 49034

**AMENDMENT TO ORDER (On Stipulation)**

**THE BOARD OF ASSESSMENT APPEALS** hereby amends its December 17th, 2009 Order in the above-captioned appeal to clarify that two County Schedule numbers, 2075-21-2-15-950 and 2075-21-2-15-009 are included in the stipulated amount of \$21,100,000.

In all other respects, the Order issued December 17th, 2009 shall remain in full force and effect.

**DATED/MAILED** this 11th day of February, 2010.



**BOARD OF ASSESSMENT APPEALS**

Karen E Hart  
Karen E. Hart

Debra A. Baumbach  
Debra A. Baumbach

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

Melissa Nord  
Melissa Nord

**From:** "Makita Williams" <MWilliams@co.arapahoe.co.us>  
**To:** "BAA Email" <baa@state.co.us>  
**Date:** 02/08/2010 11:55 AM  
**Subject:** 49034 & 51182  
**Attachments:** RCI Orchard falls.xls

Melissa,

The assessors office pointed out to me that the 2nd page to the stipulation for the above docket numbers reflect and incorrect parcel number for the second parcel. I wanted to make sure that you had the corrected page.

Thank you,

Makita Williams, Paralegal  
Arapahoe County Attorney's Office  
5334 S. Prince Street  
Littleton, CO 80120  
Main Line: 303-795-4639  
Direct Line: 303-795-4525  
Fax: 303-738-7836

2075-21-2-15-009

Original Value	
Land	\$4,177,584
Improvements	\$0
<u>Total</u>	<u>\$4,177,584</u>

New Value	
Land	\$4,177,584
Improvements	\$0
<u>Total</u>	<u>\$4,177,584</u>

2075-21-2-15-950

Original Value	
Land	\$18,489,010
Improvements	\$0
<u>Total</u>	<u>\$18,489,010</u>

New Value	
Land	\$16,922,416
Improvements	\$0
<u>Total</u>	<u>\$16,922,416</u>

Old Total                    \$22,666,594

New Total                \$21,100,000

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 49034</b>
Petitioner: <b>RCI ORCHARD FALLS 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.: 2075-21-2-15-950+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:  
  

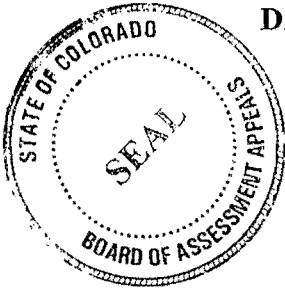
**Total Value:            \$21,100,000**  
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**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 17th 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 49034**

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**STIPULATION (As To Tax Year 2007 Actual Value)**

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**RCI ORCHARD FALLS LLC**

Petitioners,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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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 have resulted in the following agreement:

Subject property is classified as COMMERCIAL and described as follows: 7800 E. Orchard Rd., County Schedule Number 2075-21-2-15-009+1

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

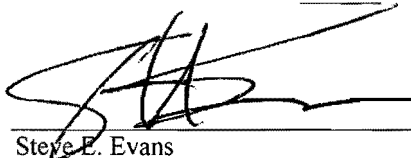
The parties have agreed that the 2007 actual value of the subject property should be reduced as follows:

**SEE ATTACHED**

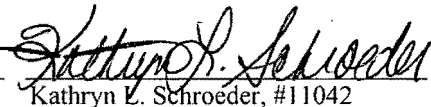
The valuation, as established above, shall be binding only with respect to the tax year 2007.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

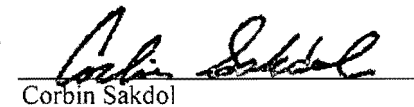
DATED the \_\_\_\_\_ day of \_\_\_\_\_ 2009.



Steve E. Evans  
The E. Company  
P.O Box 1750  
Castle Rock, CO 80104



Kathryn E. Schroeder, #11042  
Arapahoe Cnty. Bd. Equalization  
5334 S. Prince St.  
Littleton, CO 80166-0001  
(303)795-4639



Corbin Sakdol  
Arapahoe County Assessor  
5334 S. Prince St.  
Littleton, CO 80166-0001  
(303)795-4600

2009 DEC 11 PM 2:06

OFFICE OF THE COUNTY CLERK

2075-21-2-15-009

Original Value	
Land	\$4,177,584
Improvements	\$0
<u>Total</u>	<u>\$4,177,584</u>

New Value	
Land	\$4,177,584
Improvements	\$0
<u>Total</u>	<u>\$4,177,584</u>

2075-25-1-06-005

Original Value	
Land	\$18,489,010
Improvements	\$0
<u>Total</u>	<u>\$18,489,010</u>

New Value	
Land	\$16,922,416
Improvements	\$0
<u>Total</u>	<u>\$16,922,416</u>

Old Total \$22,666,594

New Total \$21,100,000

2009 DEC 11 PM 2:06