

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 50345
Petitioner: USF PROPCO I, 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.: 2075-23-4-29-001

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:

Total Value: \$15,344,524

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2008 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 3rd day of March 2009.

BOARD OF ASSESSMENT APPEALS


This decision was put on record

March 2, 2009

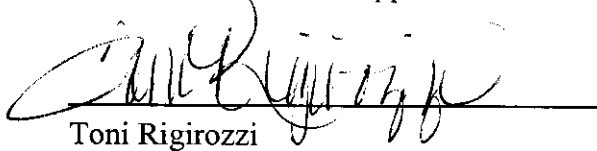


Karen E. Hart

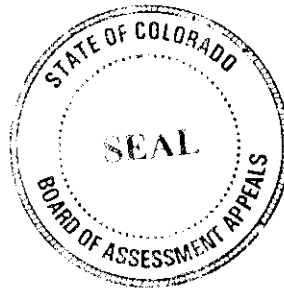
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Debra A. Baumbach



Toni Rigirozzi



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 50345

STIPULATION (As To Tax Year 2008 Actual Value)

USF PROPCO I, LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

STATE OF COLORADO
BD OF ASSESSMENT APPEALS
2009 FEB 27 PM 1:20

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2008 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: 11955 E. Peakview Avenue, County Schedule Number 2075-23-4-29-001.

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

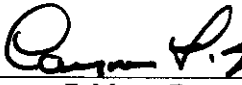
The parties have agreed that the 2008 actual value of the subject property should be reduced as follows:

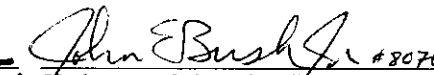
ORIGINAL VALUE		NEW VALUE (2008)	
Land	\$3,578,236	Land	\$3,578,236
Improvements	\$13,309,764	Improvements	\$11,766,288
Personal	\$0	Personal	\$0
Total	\$16,888,000	Total	\$15,344,524

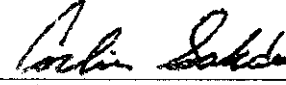
The valuation, as established above, shall be binding only with respect to the tax year 2008.

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 28th day of January 2009.


Layne F. Mann, Esq.
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Lakewood, CO 80226


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Corbin Sakdol
Arapahoe County Assessor
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Littleton, CO 80166-0001
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