

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 50556
Petitioner: ALBERTA TOWN CENTER, 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.: 2071-19-2-09-001+7

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: \$49,525,173
 (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 June 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

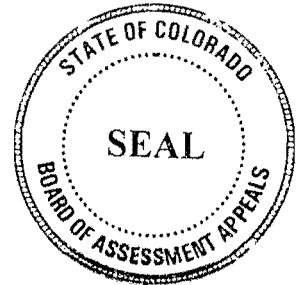
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 50556

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STIPULATION (As To Tax Year 2008 Actual Value)

ALBERTA TOWN CENTER, LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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: * See Attached Sheet, County Schedule Numbers: * See Attached Sheet.

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

The parties have agreed that the 2008 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 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 20th day of April 2010.

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ALBERTA TOWN CENTER, LLC
Docket No. 50556
Tax Yr. 2008

PPI #	ADDRESS	ORIGINAL VALUE			NEW VALUE			
		LAND	IMPS	TOTAL	LAND	IMPS	TOTAL	
1	2071-19-2-09-001	6295 S. Southlands Pkwy.	\$1,469,783	\$9,530,217	\$11,000,000	\$1,469,783	\$6,441,296	\$7,911,079
2	2071-19-2-09-002	6205 S. Southlands Pkwy.	\$1,787,422	\$9,312,578	\$11,100,000	\$1,787,422	\$8,012,618	\$9,800,040
3	2071-19-2-09-003	6200 S. Southlands Pkwy.	\$2,001,685	\$11,498,315	\$13,500,000	\$2,001,685	\$8,839,320	\$10,841,005
4	2071-19-2-09-004	6105 S. Southlands Pkwy.	\$1,682,856	\$7,317,144	\$9,000,000	\$1,682,856	\$4,959,840	\$6,642,696
5	2071-19-2-09-005	6150 S. Southlands Pkwy.	\$715,708	\$4,384,292	\$5,100,000	\$715,708	\$3,595,991	\$4,311,699
6	2071-19-2-09-006	23975 E. Town Square Ave.	\$218,113	\$81,887	\$300,000	\$108,423	\$108,423	\$216,846
7	2071-19-2-09-007	6100 S. Southlands Pkwy.	\$469,469	\$2,930,531	\$3,400,000	\$469,469	\$2,220,764	\$2,690,233
8	2071-19-3-03-001	6290 S. Southlands Pkwy.	\$2,147,957	\$5,852,043	\$8,000,000	\$2,147,957	\$4,963,618	\$7,111,575
TOTALS			\$10,492,993	\$50,907,007	\$61,400,000	\$10,383,303	\$39,141,870	\$49,525,173