

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 51123**

Petitioner:

**BURT - KUNI DEVELOPMENT 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.: 2075-26-2-08-001+1**

**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:            \$6,250,000**

(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 September 2009.

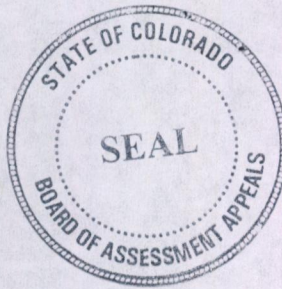
**BOARD OF ASSESSMENT APPEALS**

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.

Debra A. Baumbach  
Debra A. Baumbach

Toni Rigiroszi  
Toni Rigiroszi



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 51123**

**STIPULATION (As To Tax Year 2008 Actual Value)**

**BURT - KUNI DEVELOPMENT LLC**

Petitioners,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS  
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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: 10750 E. Arapahoe Rd., County Schedule Number 2075-26-2-08-001.

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

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

<b>ORIGINAL VALUE</b>		<b>NEW VALUE (2008)</b>	
Land	\$1,993,328	Land	\$1,727,550
Improvements	\$3,506,672	Improvements	\$3,374,261
Personal	\$0	Personal	\$0
Total	<u>\$5,500,000</u>	Total	<u>\$5,101,811</u>

Subject property is classified as COMMERCIAL and described as follows: 10750 E. Arapahoe Rd., County Schedule Number 2075-26-2-08-002.

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

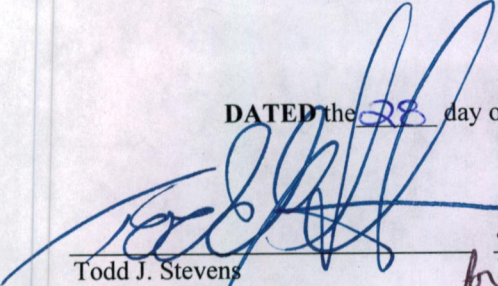
The parties have agreed that the 2008 actual value of the subject property should be reduced as follows:

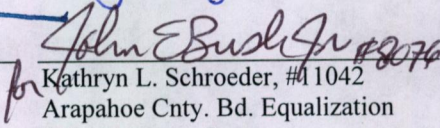
<b>ORIGINAL VALUE</b>		<b>NEW VALUE (2008)</b>	
Land	\$1,959,790	Land	\$999,109
Improvements	\$149,080	Improvements	\$149,080
Personal	\$0	Personal	\$0
Total	<u>\$2,108,870</u>	Total	<u>\$1,148,189</u>

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 28 day of July 2009.

  
Todd J. Stevens  
Stevens & Associates, Inc.  
640 Plaza Dr., Suite 290  
Littleton, CO 80129

  
Kathryn L. 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