

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>Docket Number: 51183</p>
<p>Petitioner: ADM-SAN 7353 LLC,</p> <p>v.</p> <p>Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION.</p>	
<p>ORDER ON STIPULATION</p>	

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.: 1975-35-1-01-001+100

Category: Valuation Property Type: Vacant Land
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: \$1,131,200

(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 5th day of April 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.

Melissa Nord

Melissa Nord

Debra A. Baumbach

Debra A. Baumbach

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 51183

STIPULATION (As To Tax Year 2008 Actual Value)

ADAM-SAN 7353 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: Vacant Land/Conservatory Subdivision., County Schedule Number 1975-35-1-01-001+100.

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

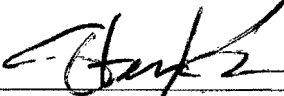
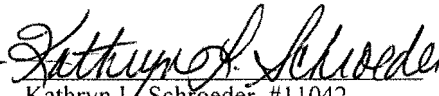

The parties have agreed that the 2008 actual value of the subject property should be reduced as follows:

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 _____ day of _____ 2010.

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

2010 MAR 32 AM 10:08

1	1975-35-1-01-001		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	1	No. Parcels	1
	Land only	\$11,900	Land only	\$11,200
	Total	\$11,900	Total	\$11,200
2	1975-35-1-01-002 thru 1975-35-1-01-005		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	4	No. Parcels	4
	Land only	\$17,850	Land only	\$11,200
	Total	\$71,400	Total	\$44,800
3	1975-35-1-01-011 thru 1975-35-1-01-015		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	5	No. Parcels	5
	Land only	\$17,850	Land only	\$11,200
	Total	\$89,250	Total	\$56,000
4	1975-35-1-01-016		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	1	No. Parcels	1
	Land only	\$11,900	Land only	\$11,200
	Total	\$11,900	Total	\$11,200
5	1975-35-1-02-001		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	1	No. Parcels	1
	Land only	\$17,850	Land only	\$11,200
	Total	\$17,850	Total	\$11,200
6	1975-35-1-02-002 thru 1975-35-1-02-008		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	7	No. Parcels	7
	Land only	\$11,900	Land only	\$11,200
	Total	\$83,300	Total	\$78,400
7	1975-35-1-02-009 thru 1975-35-1-02-010		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	2	No. Parcels	2
	Land only	\$17,850	Land only	\$11,200
	Total	\$35,700	Total	\$22,400
8	1975-35-1-02-011 thru 1975-35-1-02-018		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	8	No. Parcels	8
	Land only	\$11,900	Land only	\$11,200
	Total	\$95,200	Total	\$89,600
9	1975-35-1-02-019 thru 1975-35-1-02-021		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	3	No. Parcels	3
	Land only	\$17,850	Land only	\$11,200
	Total	\$53,550	Total	\$33,600

10	1975-35-1-03-001 thru 1975-35-1-03-002		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	2	No. Parcels	2
	Land only	\$17,850	Land only	\$11,200
	<u>Total</u>	\$35,700	<u>Total</u>	\$22,400
11	1975-35-1-03-003 thru 1975-35-1-03-004		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	2	No. Parcels	2
	Land only	\$11,900	Land only	\$11,200
	<u>Total</u>	\$23,800	<u>Total</u>	\$22,400
12	1975-35-1-03-005		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	1	No. Parcels	1
	Land only	\$17,850	Land only	\$11,200
	<u>Total</u>	\$17,850	<u>Total</u>	\$11,200
13	1975-35-1-04-001 thru 1975-35-1-04-002		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	2	No. Parcels	2
	Land only	\$17,850	Land only	\$11,200
	<u>Total</u>	\$35,700	<u>Total</u>	\$22,400
14	1975-35-1-04-003 thru 1975-35-1-04-006		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	4	No. Parcels	4
	Land only	\$11,900	Land only	\$11,200
	<u>Total</u>	\$47,600	<u>Total</u>	\$44,800
15	1975-35-2-27-001 thru 1975-35-2-27-005		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	5	No. Parcels	5
	Land only	\$11,900	Land only	\$11,200
	<u>Total</u>	\$59,500	<u>Total</u>	\$56,000
16	1975-35-2-27-006 thru 1975-35-2-27-007		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	2	No. Parcels	2
	Land only	\$17,850	Land only	\$11,200
	<u>Total</u>	\$35,700	<u>Total</u>	\$22,400
17	1975-35-2-27-008 thru 1975-35-2-27-009		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	2	No. Parcels	2
	Land only	\$11,900	Land only	\$11,200
	<u>Total</u>	\$23,800	<u>Total</u>	\$22,400
18	1975-35-2-27-010 thru 1975-35-2-27-011		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	2	No. Parcels	2
	Land only	\$17,850	Land only	\$11,200
	<u>Total</u>	\$35,700	<u>Total</u>	\$22,400

19	1975-35-2-27-012		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	1	No. Parcels	1
	<u>Land only</u>	<u>\$11,900</u>	<u>Land only</u>	<u>\$11,200</u>
	Total	\$11,900	Total	\$11,200
20	1975-35-2-27-013		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	1	No. Parcels	1
	<u>Land only</u>	<u>\$17,850</u>	<u>Land only</u>	<u>\$11,200</u>
	Total	\$17,850	Total	\$11,200
21	1975-35-2-27-014		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	1	No. Parcels	1
	<u>Land only</u>	<u>\$23,800</u>	<u>Land only</u>	<u>\$11,200</u>
	Total	\$23,800	Total	\$11,200
22	1975-35-2-27-015 thru 1975-35-2-27-016		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	2	No. Parcels	2
	<u>Land only</u>	<u>\$17,850</u>	<u>Land only</u>	<u>\$11,200</u>
	Total	\$35,700	Total	\$22,400
23	1975-35-2-28-001		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	1	No. Parcels	1
	<u>Land only</u>	<u>\$17,850</u>	<u>Land only</u>	<u>\$11,200</u>
	Total	\$17,850	Total	\$11,200
24	1975-35-2-28-002 thru 1975-35-2-28-005		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	4	No. Parcels	4
	<u>Land only</u>	<u>\$11,900</u>	<u>Land only</u>	<u>\$11,200</u>
	Total	\$47,600	Total	\$44,800
25	1975-35-2-28-006 thru 1975-35-2-28-007		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	2	No. Parcels	2
	<u>Land only</u>	<u>\$17,850</u>	<u>Land only</u>	<u>\$11,200</u>
	Total	\$35,700	Total	\$22,400
26	1975-35-2-28-008 thru 1975-35-2-28-013		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	6	No. Parcels	6
	<u>Land only</u>	<u>\$11,900</u>	<u>Land only</u>	<u>\$11,200</u>
	Total	\$71,400	Total	\$67,200
27	1975-35-2-28-014		NEW VALUE	
	ORIGINAL VALUE			
	No. Parcels	1	No. Parcels	1
	<u>Land only</u>	<u>\$17,850</u>	<u>Land only</u>	<u>\$11,200</u>
	Total	\$17,850	Total	\$11,200

28	1975-35-2-29-001 thru 1975-35-2-29-002 ORIGINAL VALUE No. Parcels 2 Land only \$11,900 <hr/> Total \$23,800	NEW VALUE No. Parcels 2 Land only \$11,200 <hr/> Total \$22,400
29	1975-35-2-29-003 ORIGINAL VALUE No. Parcels 1 Land only \$17,850 <hr/> Total \$17,850	NEW VALUE No. Parcels 1 Land only \$11,200 <hr/> Total \$11,200
30	1975-35-2-29-004 thru 1975-35-2-29-007 ORIGINAL VALUE No. Parcels 4 Land only \$11,900 <hr/> Total \$47,600	NEW VALUE No. Parcels 4 Land only \$11,200 <hr/> Total \$44,800
31	1975-35-3-01-001 thru 1975-35-3-01-003 ORIGINAL VALUE No. Parcels 3 Land only \$17,850 <hr/> Total \$53,550	NEW VALUE No. Parcels 3 Land only \$11,200 <hr/> Total \$33,600
32	1975-35-3-02-001 thru 1975-35-3-02-002 ORIGINAL VALUE No. Parcels 2 Land only \$11,900 <hr/> Total \$23,800	NEW VALUE No. Parcels 2 Land only \$11,200 <hr/> Total \$22,400
33	1975-35-3-02-003 thru 1975-35-3-02-005 ORIGINAL VALUE No. Parcels 3 Land only \$17,850 <hr/> Total \$53,550	NEW VALUE No. Parcels 3 Land only \$11,200 <hr/> Total \$33,600
34	1975-35-4-08-001 ORIGINAL VALUE No. Parcels 1 Land only \$17,850 <hr/> Total \$17,850	NEW VALUE No. Parcels 1 Land only \$11,200 <hr/> Total \$11,200
35	1975-35-4-08-002 thru 1975-35-4-08-003 ORIGINAL VALUE No. Parcels 2 Land only \$11,900 <hr/> Total \$23,800	NEW VALUE No. Parcels 2 Land only \$11,200 <hr/> Total \$22,400
36	1975-35-4-08-004 thru 1975-35-4-08-007 ORIGINAL VALUE No. Parcels 4 Land only \$17,850 <hr/> Total \$71,400	NEW VALUE No. Parcels 4 Land only \$11,200 <hr/> Total \$44,800

37	1975-35-4-08-008				
	ORIGINAL VALUE			NEW VALUE	
	No. Parcels	1		No. Parcels	1
	Land only	\$11,900		Land only	\$11,200
	<u>Total</u>	<u>\$11,900</u>		<u>Total</u>	<u>\$11,200</u>
38	1975-35-4-09-001				
	ORIGINAL VALUE			NEW VALUE	
	No. Parcels	1		No. Parcels	1
	Land only	\$17,850		Land only	\$11,200
	<u>Total</u>	<u>\$17,850</u>		<u>Total</u>	<u>\$11,200</u>
39	1975-35-4-09-002 thru 1975-35-4-09-004				
	ORIGINAL VALUE			NEW VALUE	
	No. Parcels	3		No. Parcels	3
	Land only	\$11,900		Land only	\$11,200
	<u>Total</u>	<u>\$35,700</u>		<u>Total</u>	<u>\$33,600</u>
40	1975-35-4-09-005				
	ORIGINAL VALUE			NEW VALUE	
	No. Parcels	1		No. Parcels	1
	Land only	\$17,850		Land only	\$11,200
	<u>Total</u>	<u>\$17,850</u>		<u>Total</u>	<u>\$11,200</u>
	ORIGINAL TOTAL	\$1,481,550		NEW TOTAL	\$1,131,200