

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 51447</b>
Petitioner: <b>WALTON SOUTHGLENN INVESTORS, LLC,</b>  v.  Respondent: <b>ARAPAHOE COUNTY BOARD OF COMMISSIONERS.</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.: 2077-26-1-01-032+6**  
  
**Category: Abatement      Property Type: Commercial Real**
2. Petitioner is protesting the 2006 actual value of the subject property.
3. The parties agreed that the 2006 actual value of the subject property should be reduced to:  
  

**Total Value:            \$12,706,166**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2006 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 11th day of June 2010.

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

Karen E. Hart

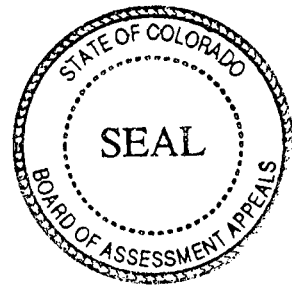
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A Baumbach*

Debra A. Baumbach

*Cara McKeller*

Cara McKeller



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 51447

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STIPULATION (As To Tax Year 2006 Actual Value)

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WALTON SOUTHGLENN INVESTORS, LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

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THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2006 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: (Approx.) 6911 S. University Blvd., County Schedule Numbers: \* See Attached List.

A brief narrative as to why the reduction was made: Prorated improvements for six months.

The parties have agreed that the 2006 actual value of the subject property should be reduced as follows:

**SEE ATTACHED.**

The valuation, as established \* See Attached List, shall be binding only with respect to the tax year 2006.

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 5<sup>TH</sup> day of MAY ~~2010~~ 2010

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*Corbin Sakdol*

Corbin Sakdol  
Arapahoe County Assessor  
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**WALTON SOUTHGLENN INVESTORS, LLC**

**Docket No. 51447**

**Tax Yr. 2006**

PPI #	ADDRESS	ORIGINAL VALUE			NEW VALUE		
		LAND	IMPS	TOTAL	LAND	IMPS	TOTAL
1	2077-26-1-01-032 (Approx.) 6911 S. University Blvd.	\$2,000,000	\$2,000,000	\$4,000,000	\$2,000,000	\$1,000,000	\$3,000,000
2	2077-26-1-01-033 (Approx.) 6911 S. University Blvd.	\$444,312	\$72,711	\$517,023	\$444,312	\$36,356	\$480,668
3	2077-26-1-25-006 (Approx.) 6911 S. University Blvd.	\$612,000	\$48,469	\$660,469	\$612,000	\$24,235	\$636,235
4	2077-26-1-26-001 (Approx.) 6911 S. University Blvd.	\$183,167	\$2,566,833	\$2,750,000	\$183,167	\$1,283,417	\$1,466,584
5	2077-26-1-27-001 (Approx.) 6911 S. University Blvd.	\$88,528	\$1,411,472	\$1,500,000	\$88,528	\$705,736	\$794,264
6	2077-26-1-28-003 (Approx.) 6911 S. University Blvd.	\$3,088,529	\$5,911,471	\$9,000,000	\$3,088,529	\$2,955,736	\$6,044,265
7	2077-26-1-28-004 (Approx.) 6911 S. University Blvd.	\$168,300	\$231,700	\$400,000	\$168,300	\$115,850	\$284,150
<b>TOTALS</b>		<b>\$6,584,836</b>	<b>\$12,242,656</b>	<b>\$18,827,492</b>	<b>\$6,584,836</b>	<b>\$6,121,330</b>	<b>\$12,706,166</b>

WALTON SOUTHGLENN INVESTORS, LLC

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Tax Yr. 2006