

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>Docket Number: 51457</p>
<p>Petitioner: SOUTHPARK LANE LLC,</p> <p>v.</p> <p>Respondent: ARAPAHOE COUNTY BOARD OF COMMISSIONERS.</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.: 2077-33-4-05-013

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: \$1,600,000
(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 24th day of April 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

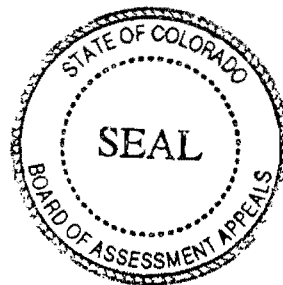
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 51457

ARAPAHOE COUNTY
MAR 12 2010
ATTORNEY'S OFFICE

STIPULATION (As To Tax Year 2006/07 Actual Value)

SOUTHPARK LANE LLC

Petitioner(s),

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

ARAPAHOE COUNTY
MAR 19 2010
ATTORNEY'S OFFICE

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2006/07 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 8152 Southpark Ln., County Schedule Number 2077-33-4-05-013.

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

The parties have agreed that the 2006/07 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE (2006/07)	
Land	\$237,324	Land	\$237,234
Improvements	\$1,697,676	Improvements	\$1,362,766
Personal	\$0	Personal	\$0
Total	\$1,935,000	Total	\$1,600,000

The valuation, as established above, shall be binding only with respect to the tax year 2006/07.

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 11 day of March 2010.

Stevens & Associates, Inc.
Todd J. Stevens
640 Plaza Dr., Ste. 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

2010 AP