

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 51543
Petitioner: ADVENTURE PLAZA INC., v. Respondent: ARAPAHOE COUNTY BOARD OF COMMISSIONERS.	
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.: 2077-34-4-03-004

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: \$2,150,000

(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 15th day of December 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

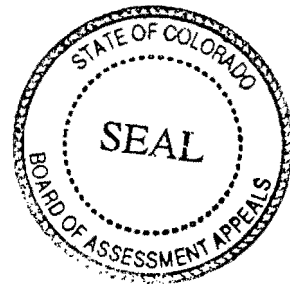
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Cara McKeller

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 51543

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

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STIPULATION (As To Tax Year 2006 Actual Value)

ADVENTURE PLAZA INC.

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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: 8161 s. Grant Wy., County Schedule Number: 2077-34-4-03-004.

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

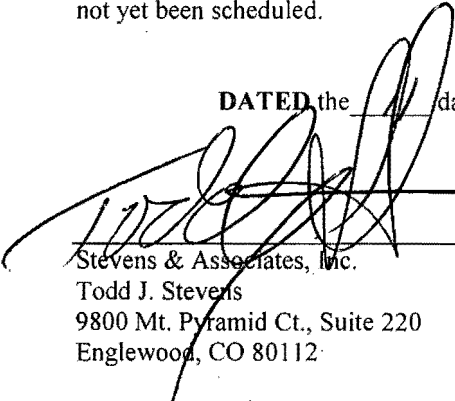
The parties have agreed that the 2006 actual value of the subject property should be reduced as follows:

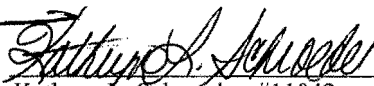
ORIGINAL VALUE		NEW VALUE (2006)	
Land	\$410,400	Land	\$410,400
Improvements	\$2,089,600	Improvements	\$1,739,600
Personal	\$0	Personal	\$0
Total	\$2,500,000	Total	\$2,150,000

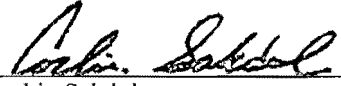
The valuation, as established above, shall be binding only with respect to the tax year 2006.

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 11 day of November 2010.


Stevens & Associates, Inc.
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Englewood, CO 80112


Kathryn L. Schroeder, #11042
Arapahoe Cnty. Bd. Equalization
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Corbin Sakdol
Arapahoe County Assessor
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