

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 51986
Petitioner: KIMCO SOUTH PARKER 682 INC., 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.: 1973-27-4-02-002+1
 Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2009 actual value of the subject property.
3. The parties agreed that the 2009 actual value of the subject property should be reduced to:
 Total Value: \$11,350,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

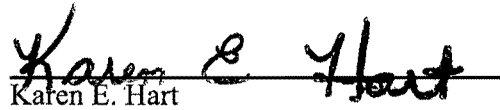
ORDER:


Respondent is ordered to reduce the 2009 actual value of the subject property, as set forth above.

The Arapahoe County Assessor is directed to change his/her records accordingly.

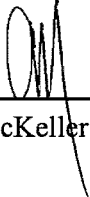
DATED AND MAILED this 5th day of November 2010.

BOARD OF ASSESSMENT APPEALS


Karen E. Hart


Debra A. Baumbach

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



Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 51986

STATE OF COLORADO
CD OF ASSESSMENT APPEALS
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STIPULATION (As To Tax Year 2009 Actual Value)

KIMCO SOUTH PARKER 682 INC.

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2009 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: 2350 South Parker Road, and 2353 South Havana Street, County Schedule Numbers: 1973-27-4-02-002 and 1973-27-4-03-001.

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

The parties have agreed that the 2009 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE (2009)	
1973-27-4-02-002			
Land	\$1,041,256	Land	\$1,041,256
Improvements	\$1,708,744	Improvements	\$1,708,744
Personal	\$0	Personal	\$0
Total	\$2,750,000	Total	\$2,750,000
ORIGINAL VALUE		NEW VALUE (2009)	
1973-27-4-03-001			
Land	\$3,359,648	Land	\$3,359,648
Improvements	\$6,250,352	Improvements	\$5,240,352
Personal	\$0	Personal	\$0
Total	\$9,610,000	Total	\$8,600,000
Total	\$12,360,000	Total	\$11,350,000

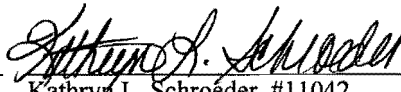
The valuation, as established above, shall be binding only with respect to the tax year 2009.

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 13th day of October 2010



Holland & Hart
Alan Poe, Esq. #7641
6380 S. Fiddlers Green Circle
Suite 500
Greenwood Village, CO 80111
(303) 290-1616



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