

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52329
Petitioner: ALTON WAY OFFICE VILLAGE, LLC, 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.: 2075-27-3-28-002+8

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: \$2,612,340

(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 1st day of August 2011.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

Debra A. Baumbach

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

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 52329

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

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STIPULATION (As To Tax Year 2009 Actual Value)

ALTON WAY OFFICE VILLAGE, LLC

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: 7354 S. Alton Way #102, #103; 7374 S. Alton Way #101, #102, #103; 7384 S. Alton Way #101, #102, #103, #104, County Schedule Numbers: 2075-27-3-28-002 /003 and 2075-27-3-28-007 /008 /009 and 2075-27-3-28-013 /014 /015 /016.

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

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

ORIGINAL VALUE		NEW VALUE	
2075-27-3-28-002		(2009)	
Land	\$150,000	Land	\$150,000
Improvements	\$158,355	Improvements	\$140,663
Personal	\$0	Personal	\$0
Total	\$308,355	Total	\$290,663

ORIGINAL VALUE		NEW VALUE	
2075-27-3-28-003		(2009)	
Land	\$150,000	Land	\$150,000
Improvements	\$155,793	Improvements	\$138,248
Personal	\$0	Personal	\$0
Total	\$305,793	Total	\$288,248

ORIGINAL VALUE		NEW VALUE	
2075-27-3-28-007		(2009)	
Land	\$150,000	Land	\$150,000
Improvements	\$154,879	Improvements	\$137,385
Personal	\$0	Personal	\$0
Total	\$304,879	Total	\$287,385

ORIGINAL VALUE		NEW VALUE	
2075-27-3-28-008		(2009)	
Land	\$150,000	Land	\$150,000
Improvements	\$158,172	Improvements	\$140,490
Personal	\$0	Personal	\$0
Total	<u>\$308,172</u>	Total	<u>\$290,490</u>
ORIGINAL VALUE		NEW VALUE	
2075-27-3-28-009		(2009)	
Land	\$150,000	Land	\$150,000
Improvements	\$153,597	Improvements	\$136,178
Personal	\$0	Personal	\$0
Total	<u>\$303,597</u>	Total	<u>\$286,178</u>
ORIGINAL VALUE		NEW VALUE	
2075-27-3-28-013		(2009)	
Land	\$150,000	Land	\$150,000
Improvements	\$167,505	Improvements	\$149,286
Personal	\$0	Personal	\$0
Total	<u>\$317,505</u>	Total	<u>\$299,286</u>
ORIGINAL VALUE		NEW VALUE	
2075-27-3-28-014		(2009)	
Land	\$150,000	Land	\$150,000
Improvements	\$157,440	Improvements	\$139,800
Personal	\$0	Personal	\$0
Total	<u>\$307,440</u>	Total	<u>\$289,800</u>
ORIGINAL VALUE		NEW VALUE	
2075-27-3-28-015		(2009)	
Land	\$150,000	Land	\$150,000
Improvements	\$157,257	Improvements	\$139,627
Personal	\$0	Personal	\$0
Total	<u>\$307,257</u>	Total	<u>\$289,627</u>
ORIGINAL VALUE		NEW VALUE	
2075-27-3-28-016		(2009)	
Land	\$150,000	Land	\$150,000
Improvements	\$158,355	Improvements	\$140,663
Personal	\$0	Personal	\$0
Total	<u>\$308,355</u>	Total	<u>\$290,663</u>
Total	\$2,771,353	Total	\$2,612,340

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 23rd day of June 2011.

Barry J. Goldstein

Sterling Equities, Inc. *2218*
Barry J. Goldstein, Esq.
950 S. Cherry St. #320
Denver, CO 80246
(303) 757-8865

Kathryn L. Schroeder *Corbin Sakdol*

Kathryn L. Schroeder, #11042
Arapahoe Cnty. Bd. Equalization
5334 S. Prince St.
Littleton, CO 80120-1136
(303) 795-4639

Corbin Sakdol
Arapahoe County Assessor
5334 S. Prince St.
Littleton, CO 80120-1136
(303) 795-4600