

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52426
Petitioner: EBM PROPERTIES 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.: 2073-36-1-06-002+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: \$6,200,000
 (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 18th day of October 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

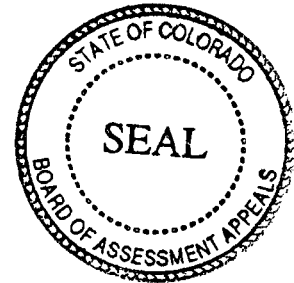
Debra A. Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO
STATE OF COLORADO
DOCKET NUMBER 52426

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2010 OCT 12 AM 8:13

STIPULATION (As To Tax Year 2009 Actual Value)

EBM PROPERTIES LLC

Petitioner(s),

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 22351 E. Aurora Parkway and 22691 E. Aurora Parkway, County Schedule Numbers 2073-36-1-06-002 and 2073-36-1-06-004.

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	
2073-36-1-06-002		(2009)	
Land	\$1,607,180	Land	\$1,607,180
Improvements	\$992,820	Improvements	\$335,000
Personal	\$0	Personal	\$0
Total	<u>\$2,600,000</u>	Total	<u>\$1,942,180</u>
2073-36-1-06-004		(2009)	
Land	\$3,533,660	Land	\$3,533,660
Improvements	\$2,166,340	Improvements	\$724,160
Personal	\$0	Personal	\$0
Total	<u>\$5,700,000</u>	Total	<u>\$4,257,820</u>

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 September 2010.

Darius Bozorgpour *Kathryn L. Schroeder* *Corbin Sakdol*

Property Tax Advisors, inc.
Dariush Bozorgpour
3090 S. Jamaica Court, Suite 204
Aurora, CO 80014

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