

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52690
Petitioner: NNN DRY CREEK CENTRE, 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.: 2075-27-4-22-001+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: \$6,750,000
 (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 27th day of April 2011.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

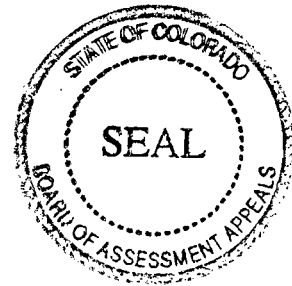
Debra A. Baumbach

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 52690

2011 APR 14 PM 12:26

STIPULATION (As To Tax Year 2009 Actual Value)

NNN DRY CREEK CENTRE, 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: 9800 and 10000 E. Geddes Ave., County Schedule Numbers: 2075-27-4-22-001 and 2075-27-4-22-002.

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	
2075-27-4-22-001		(2009)	
Land	\$2,396,130	Land	\$2,396,130
Improvements	\$1,891,870	Improvements	\$978,870
Personal	\$0	Personal	\$0
Total	<u>\$4,288,000</u>	Total	<u>\$3,375,000</u>
2075-27-4-22-002		(2009)	
Land	\$2,334,855	Land	\$2,334,855
Improvements	\$1,953,145	Improvements	\$1,040,145
Personal	\$0	Personal	\$0
Total	<u>\$4,288,000</u>	Total	<u>\$3,375,000</u>
Total	\$8,576,000	Total	\$6,750,000

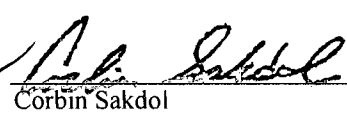
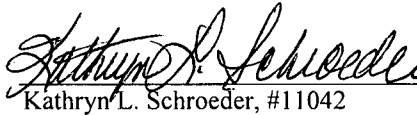
The valuation, as established above, shall be binding only with respect to the tax year 2009.

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 16TH day of MARCH 2011



Kendra L. Goldstein #40136
Sterling Property Tax Specialists,
Inc.
950 S. Cherry St., Suite 320
Denver, CO 80246
(303) 757-8865



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