

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 52813
Petitioner: RLA ILIFF 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.: 1973-28-3-01-035+3

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: \$6,010,000

(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

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

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



STIPULATION (As To Tax Year 2009 Actual Value)

RLA ILIFF 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: 7800 E. Iliff Ave., 2369 S. Trenton Way, 2422 S. Trenton Way; and 2452 S. Trenton Way, County Schedule Numbers: 1973-28-3-01-035; 1973-28-3-20-001; 1973-28-3-26-003; and 1973-28-3-26-004.

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	
1973-28-3-01-035		(2009)	
Land	\$506,272	Land	\$506,272
Improvements	\$1,200,328	Improvements	\$1,083,728
Personal	\$0	Personal	\$0
Total	\$1,706,600	Total	\$1,590,000
ORIGINAL VALUE		NEW VALUE	
1973-28-3-20-001		(2009)	
Land	\$815,088	Land	\$815,088
Improvements	\$1,785,512	Improvements	\$1,604,912
Personal	\$0	Personal	\$0
Total	\$2,600,600	Total	\$2,420,000
ORIGINAL VALUE		NEW VALUE	
1973-28-3-26-003		(2009)	
Land	\$582,656	Land	\$582,656
Improvements	\$1,577,144	Improvements	\$1,417,344
Personal	\$0	Personal	\$0
Total	\$2,159,800	Total	\$2,000,000

ORIGINAL VALUE

1973-28-3-26-004

Land	\$1,207,480
Improvements	\$2,532,720
Personal	\$0
Total	<u>\$3,740,200</u>

NEW VALUE

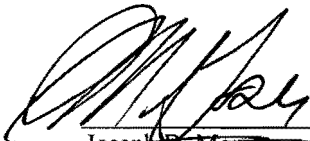
(2009)

Land	\$1,207,480
Improvements	\$2,282,520
Personal	\$0
Total	<u>\$3,490,000</u>

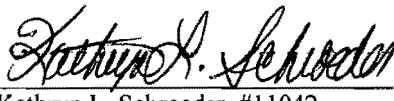
The valuation, as established above, shall be binding only with respect to the tax year 2009.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

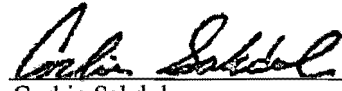
DATED the 15th day of September 2010

 #11085

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