

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 52814</b>
Petitioner: <b>TUO-GREENWOOD VILLAGE LLC,</b>  v.  Respondent: <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 2075-27-2-10-001+6**  
  
**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:            \$24,810,000**  
(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 15th day of December 2010.

**BOARD OF ASSESSMENT APPEALS**

*Karen E Hart*

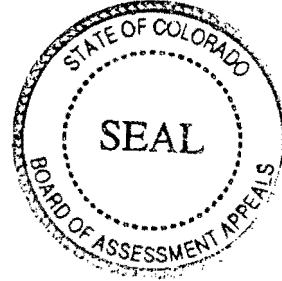
\_\_\_\_\_  
Karen E. Hart

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



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 52814**

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

**TUO-GREENWOOD 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 property 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: 9672 E. Arapahoe Road, et al., County Schedule Numbers 2075-27-2-10-001/002/003/006/008 and 2075-27-2-13-001/002

A brief narrative as to why the reduction was made: Analysised markt and income information.

The parties have agreed that the 2008 actual value of the subject property should be reduced as follows:

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2075-27-2-10-001</b>		<b>(2009)</b>	
Land	\$1,590,639	Land	\$1,590,639
Improvements	\$1,289,361	Improvements	\$1,229,776
Personal	\$0	Personal	\$0
Total	<u>\$2,880,000</u>	Total	<u>\$2,820,415</u>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2075-27-2-10-002</b>		<b>(2009)</b>	
Land	\$1,592,152	Land	\$1,592,152
Improvements	\$2,437,848	Improvements	\$2,360,821
Personal	\$0	Personal	\$0
Total	<u>\$4,030,000</u>	Total	<u>\$3,952,973</u>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2075-27-2-10-003</b>		<b>(2009)</b>	
Land	\$2,967,741	Land	\$2,967,741
Improvements	\$1,872,259	Improvements	\$1,776,611
Personal	\$0	Personal	\$0
Total	<u>\$4,840,000</u>	Total	<u>\$4,744,352</u>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2075-27-2-10-006</b>		<b>(2009)</b>	
Land	\$661,479	Land	\$661,479
Improvements	\$1,838,521	Improvements	\$1,732,266
Personal	\$0	Personal	\$0
Total	<u>\$2,500,000</u>	Total	<u>\$2,393,745</u>

ORIGINAL VALUE		NEW VALUE (2009)	
<b>2075-27-2-10-008</b>			
Land	\$1,393,133	Land	\$1,393,133
Improvements	\$1,036,867	Improvements	\$542,961
Personal	\$0	Personal	\$0
Total	\$2,430,000	Total	\$1,936,094

ORIGINAL VALUE		NEW VALUE (2009)	
<b>2075-27-2-13-001</b>			
Land	\$1,826,973	Land	\$1,826,973
Improvements	\$2,823,027	Improvements	\$2,730,907
Personal	\$0	Personal	\$0
Total	\$4,650,000	Total	\$4,557,880

ORIGINAL VALUE		NEW VALUE (2009)	
<b>2075-27-2-13-002</b>			
Land	\$2,249,355	Land	\$2,249,355
Improvements	\$2,240,645	Improvements	\$2,155,186
Personal	\$0	Personal	\$0
Total	\$4,490,000	Total	\$4,404,541

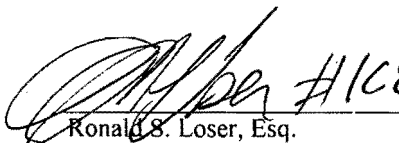
**TOTAL** **\$25,820,000** **\$24,810,000**

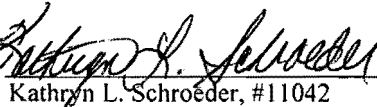
The valuation, as established above, shall be binding only with respect to the tax year 2009.


Both parties agree that no interest shall be paid by the county to the petitioner in this matter and that the petitioner waives any and all other rights to recover any interest.

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 \_\_\_\_\_ day of \_\_\_\_\_ 2010.

  
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