

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 53353
Petitioner: SPIRAL LT FLEX 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.: 2075-25-3-12-001+2

Category: Valuation Property Type: Industrial
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: \$3,800,000
 (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 22nd day of June 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 53353

STATE OF COLORADO
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STIPULATION (As To Tax Year 2009 Actual Value)

SPIRAL LT FLEX 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 INDUSTRIAL and described as follows: 7347 S. Revere Parkway, Suite 100, 200 and 300, County Schedule Numbers: 2075-25-3-12-001/ 002/ 003.

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

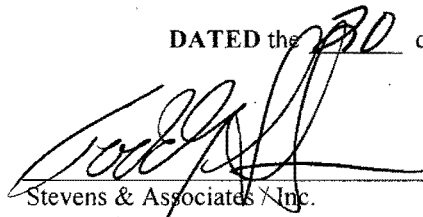
The parties have agreed that the 2009 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE (2009)	
2075-25-3-12-001			
Land	\$1,258,636	Land	\$1,258,636
Improvements	\$1,239,964	Improvements	\$831,364
Personal	\$0	Personal	\$0
Total	\$2,498,600	Total	\$2,090,000
2075-25-3-12-002			
Land	\$548,739	Land	\$548,739
Improvements	\$705,261	Improvements	\$511,261
Personal	\$0	Personal	\$0
Total	\$1,254,000	Total	\$1,060,000
2075-25-3-12-003			
Land	\$332,795	Land	\$332,795
Improvements	\$432,205	Improvements	\$317,205
Personal	\$0	Personal	\$0
Total	\$765,000	Total	\$650,000
Total	\$4,517,600	Total	\$3,800,000

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 30 day of May 2011.



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