

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 53975
Petitioner: 14 INVERNESS PROPERTY, 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.: 2075-35-3-01-012+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: \$9,700,000
 (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 September 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

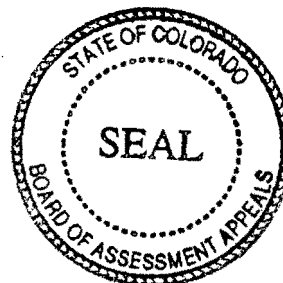
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

[Signature]

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 53975

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STIPULATION (As To Tax Year 2009 Actual Value)

14 INVERNESS PROPERTY, 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: 7475 S. Joliet St., County Schedule Number: 2075-35-3-01-012 and 2075-35-3-01-024.

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

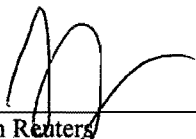
The parties have agreed that the 2009 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
2075-35-3-01-012		(2009)	
Land	\$4,742,370	Land	\$2,425,000
Improvements	\$2,673,330	Improvements	\$2,425,000
Personal	\$0	Personal	\$0
Total	<u>\$7,415,700</u>	Total	<u>\$4,850,000</u>
2075-35-3-01-024		(2009)	
Land	\$4,612,995	Land	\$2,425,000
Improvements	\$3,165,805	Improvements	\$2,425,000
Personal	\$0	Personal	\$0
Total	<u>\$7,778,800</u>	Total	<u>\$4,850,000</u>
Total	\$15,194,500	Total	\$9,700,000

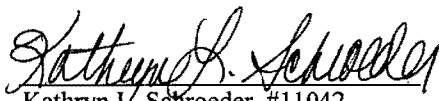
The valuation, as established above, shall be binding only with respect to the tax year 2009.

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

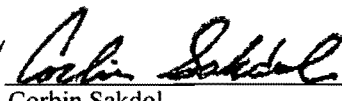
DATED the 27th day of August 2010



Thomson Reuters
Ian James
1125 17th Street, Suite 1575
Denver, CO 80202
(303) 292-6204



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