

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 55694
Petitioner: IB PROPERTY HOLDING 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.: 2075-24-3-13-001+17

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2010 actual value of the subject property.
3. The parties agreed that the 2010 actual value of the subject property should be reduced to:

Total Value: \$3,100,000

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2010 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 19th day of November 2010.

BOARD OF ASSESSMENT APPEALS

Karen E Hart

Karen E. Hart

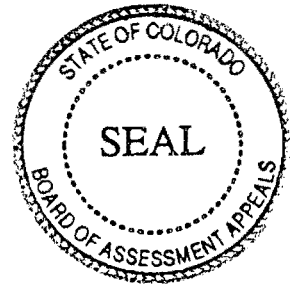
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

[Signature]

Cara McKeller



STIPULATION (As To Tax Year 2010 Actual Value)

IB PROPERTY HOLDING LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2010 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: See Attached, County Schedule Numbers: See Attached.

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


The parties have agreed that the 2010 actual value of the subject property should be reduced as follows:

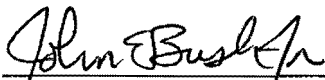
SEE ATTACHED


The valuation, as established above, shall be binding only with respect to the tax year 2010.

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 15 day of OCTOBER 2010


Consultus Asset Valuation
Jason Letman
68 Inverness Ln. E., Suite 205
Englewood, CO 80112
(303) 770-2420


Kathryn L. Schroeder, #11042 #8076
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

IB PROPERTY HOLDING LLC
Docket No. 55694
Tax Yr. 2010

			ORIGINAL VALUE			NEW VALUE		
PPI #	ADDRESS	LAND	IMPS	TOTAL	LAND	IMPS	TOTAL	
1	2075-24-3-13-001	12835 E. Arapahoe Rd. 1	\$159,240	\$169,270	\$328,510	\$70,140	\$70,140	\$140,280
2	2075-24-3-13-004	12835 E. Arapahoe Rd. 3B	\$183,000	\$208,500	\$391,500	\$84,490	\$84,490	\$168,980
3	2075-24-3-13-013	12835 E. Arapahoe Rd. 10	\$159,240	\$198,060	\$357,300	\$77,025	\$77,025	\$154,050
4	2075-24-3-13-014	12835 E. Arapahoe Rd. 11	\$179,240	\$145,408	\$324,648	\$70,140	\$70,140	\$140,280
5	2075-24-3-13-015	12835 E. Arapahoe Rd. 12A	\$188,440	\$243,560	\$432,000	\$93,825	\$93,825	\$187,650
6	2075-24-3-13-016	12835 E. Arapahoe Rd. 12B	\$183,000	\$208,500	\$391,500	\$84,490	\$84,490	\$168,980
7	2075-24-3-13-017	12835 E. Arapahoe Rd. 13A	\$188,440	\$246,260	\$434,700	\$93,825	\$93,825	\$187,650
8	2075-24-3-13-018	12835 E. Arapahoe Rd. 13B	\$183,000	\$195,000	\$378,000	\$84,490	\$84,490	\$168,980
9	2075-24-3-13-019	12835 E. Arapahoe Rd. 14A	\$188,440	\$249,260	\$437,700	\$93,825	\$93,825	\$187,650
10	2075-24-3-13-020	12835 E. Arapahoe Rd. 14B	\$183,000	\$208,500	\$391,500	\$84,490	\$84,490	\$168,980
11	2075-24-3-13-021	12835 E. Arapahoe Rd. 15A	\$188,440	\$249,260	\$437,700	\$93,825	\$93,825	\$187,650
12	2075-24-3-13-022	12835 E. Arapahoe Rd. 15B	\$183,000	\$190,500	\$373,500	\$84,490	\$84,490	\$168,980
13	2075-24-3-13-023	12835 E. Arapahoe Rd. 16A	\$188,440	\$249,260	\$437,700	\$93,825	\$93,825	\$187,650
14	2075-24-3-13-024	12835 E. Arapahoe Rd. 16B	\$183,000	\$208,500	\$391,500	\$84,490	\$84,490	\$168,980
15	2075-24-3-13-025	12835 E. Arapahoe Rd. 17A	\$188,440	\$189,560	\$378,000	\$93,825	\$93,825	\$187,650
16	2075-24-3-13-026	12835 E. Arapahoe Rd. 17B	\$183,000	\$208,500	\$391,500	\$84,490	\$84,490	\$168,980
17	2075-24-3-13-027	12835 E. Arapahoe Rd. 18A	\$188,440	\$249,260	\$437,700	\$93,825	\$93,825	\$187,650
18	2075-24-3-13-028	12835 E. Arapahoe Rd. 18B	\$183,000	\$208,500	\$391,500	\$84,490	\$84,490	\$168,980
TOTALS			\$3,280,800	\$3,825,658	\$7,106,458	\$1,550,000	\$1,550,000	\$3,100,000