

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 56035</b>
Petitioner: <b>101 INVERNESS, 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.: 2075-35-2-32-002+7**  
  
**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:            \$6,256,500**  
 (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 1st day of August 2011.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

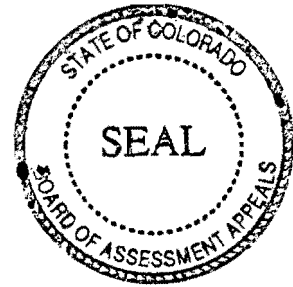
\_\_\_\_\_  
Diane M. DeVries

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

*Cara*  
\_\_\_\_\_  
Cara McKener



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 56035

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

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STIPULATION (As To Tax Year 2010 Actual Value)

101 INVERNESS, 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: 99 Inverness Drive East, #110, #120, #130, #150, #160, #180, #200 and #250, County Schedule Numbers: 2075-35-2-32-002 /003 /004 and 2075-35-2-32-006 /007 and 2075-35-2-32-009 /010 /011.

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

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

ORIGINAL VALUE		NEW VALUE (2010)	
2075-35-2-32-002			
Land	\$772,943	Land	\$772,943
Improvements	\$281,992	Improvements	\$281,992
Personal	\$0	Personal	\$0
Total	\$1,054,935	Total	\$1,054,935

ORIGINAL VALUE		NEW VALUE (2010)	
2075-35-2-32-003			
Land	\$571,455	Land	\$571,455
Improvements	\$245,185	Improvements	\$245,185
Personal	\$0	Personal	\$0
Total	\$816,640	Total	\$816,640

ORIGINAL VALUE		NEW VALUE (2010)	
2075-35-2-32-004			
Land	\$675,743	Land	\$675,743
Improvements	\$289,947	Improvements	\$246,052
Personal	\$0	Personal	\$0
Total	\$965,690	Total	\$921,795

**ORIGINAL VALUE****2075-35-2-32-006**

Land	\$332,280
Improvements	\$185,760
Personal	\$0
<b>Total</b>	<b>\$518,040</b>

**NEW VALUE****(2010)**

Land	\$332,280
Improvements	\$142,260
Personal	\$0
<b>Total</b>	<b>\$474,540</b>

**ORIGINAL VALUE****2075-35-2-32-007**

Land	\$341,100
Improvements	\$190,620
Personal	\$0
<b>Total</b>	<b>\$531,720</b>

**NEW VALUE****(2010)**

Land	\$341,100
Improvements	\$146,310
Personal	\$0
<b>Total</b>	<b>\$487,410</b>

**ORIGINAL VALUE****2075-35-2-32-009**

Land	\$408,263
Improvements	\$202,157
Personal	\$0
<b>Total</b>	<b>\$610,420</b>

**NEW VALUE****(2010)**

Land	\$408,263
Improvements	\$175,617
Personal	\$0
<b>Total</b>	<b>\$583,880</b>

**ORIGINAL VALUE****2075-35-2-32-010**

Land	\$675,158
Improvements	\$333,852
Personal	\$0
<b>Total</b>	<b>\$1,009,010</b>

**NEW VALUE****(2010)**

Land	\$675,158
Improvements	\$246,112
Personal	\$0
<b>Total</b>	<b>\$921,270</b>

**ORIGINAL VALUE****2075-35-2-32-011**

Land	\$729,945
Improvements	\$360,945
Personal	\$0
<b>Total</b>	<b>\$1,090,890</b>

**NEW VALUE****(2010)**

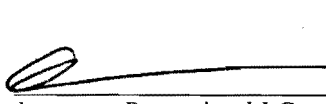
Land	\$729,945
Improvements	\$266,085
Personal	\$0
<b>Total</b>	<b>\$996,030</b>

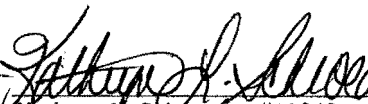
**Total****\$6,597,345****Total****\$6,256,500**


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 23 day of June 2011.

  
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 Kathryn L. Schroeder, #11042  
 Arapahoe Cnty. Bd. Equalization  
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 Corbin Sakdol  
 Arapahoe County Assessor  
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