

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 56054
Petitioner: RC PROPERTIES XVI, LLC, v. Respondent: ARAPAHOE COUNTY BOARD OF COMMISSIONERS.	
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.: 2071-28-2-07-003+237

Category: Abatement Property Type: Vacant Land
2. Petitioner is protesting the 2008 actual value of the subject property.
3. The parties agreed that the 2008 actual value of the subject property should be reduced to:

Total Value: \$6,180,800

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

ORDER:

Respondent is ordered to reduce the 2008 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 11th day of October 2012.

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 McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO

2012 JUL 25 PM 1:38

Docket Number: 56054

Multiple County Schedule Numbers: (As Set Forth in the Attached)

STIPULATION (As to Abatement/Refund for Tax Year 2008)

RC PROPERTIES XVI, LLC

Petitioner

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

Petitioner(s) and Respondent hereby enter into this Stipulation regarding the tax year 2008 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this stipulation.

Petitioner(s) and Respondent agree and stipulate as follows:

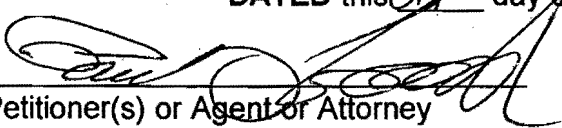
1. The Properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as VACANT LAND (what type).
3. Attachment A reflects the actual values of the subject properties, as assigned by the Assessor for tax year 2008.
4. Attachment B reflects the actual values of the subject properties after a timely appeal, as assigned by the Board of Commissioners.
5. After further review and negotiation, the Petitioner(s) and Respondent agree to the tax year 2008 actual values of the subject properties, as shown on Attachment C.
6. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2008.

7. Brief narrative as to why the reduction was made:

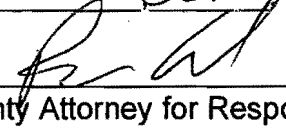
Analyzed market information and developers discount.

8. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on _____ (date) at _____ (time) be vacated or a hearing has not yet been scheduled before the Board of Assessment Appeals.

DATED this 27th day of June 2012



Petitioner(s) or Agent for Attorney



County Attorney for Respondent,
Board of Commissioners

Address:
PAUL J. LOPACH, #34441
Holme Roberts & Owen LLP
1700 Lincoln Street, #4100
Denver, CO 80203
Telephone: 303-861-7000

Address:
RONALD A. CARL, #21673
5334 South Prince Street
Littleton, CO 80120-1136
Telephone: 303-795-4639

County Assessor

Address:
CORBIN SAKDAL
5334 South Prince Street
Littleton, CO 80120-1136
Telephone: 303-795-4600

Docket Number 56054

ARAPAHOE COUNTY
JUN 27 2012
ATTORNEY'S OFFICE

RC PROPERTIES

Parcel Number	2008 Assessor's & BOCC's Value	2008 Stipulated Value
Docket 56054	Vacant Land	Vacant Land
2071-28-2-07-003	\$44,000	\$20,400
2071-28-2-07-005	\$44,000	\$20,400
2071-28-2-07-006	\$44,000	\$20,400
2071-28-2-07-007	\$44,000	\$20,400
2071-28-2-07-008	\$44,000	\$20,400
2071-28-2-07-009	\$44,000	\$20,400
2071-28-2-07-010	\$44,000	\$20,400
2071-28-2-08-005	\$44,000	\$20,400
2071-28-2-08-006	\$44,000	\$20,400
2071-28-2-08-007	\$44,000	\$20,400
2071-28-2-08-009	\$44,000	\$20,400
2071-28-2-08-011	\$44,000	\$20,400
2071-28-2-08-013	\$44,000	\$20,400
2071-28-2-08-014	\$44,000	\$20,400
2071-28-2-09-001	\$44,000	\$20,400
2071-28-2-09-002	\$44,000	\$20,400
2071-28-2-09-003	\$44,000	\$20,400
2071-28-2-09-004	\$44,000	\$20,400
2071-28-2-09-006	\$44,000	\$20,400
2071-28-2-09-007	\$44,000	\$20,400
2071-28-2-09-013	\$44,000	\$20,400
2071-28-2-09-014	\$44,000	\$20,400
2071-28-2-09-015	\$44,000	\$20,400
2071-28-2-10-004	\$22,000	\$10,200
2071-28-2-10-005	\$22,000	\$10,200
2071-28-2-10-006	\$22,000	\$10,200
2071-28-2-10-007	\$22,000	\$10,200
2071-28-2-10-008	\$22,000	\$10,200
2071-28-2-10-009	\$22,000	\$10,200
2071-28-2-10-010	\$22,000	\$10,200
2071-28-2-10-011	\$22,000	\$10,200
2071-28-2-10-012	\$22,000	\$10,200
2071-28-2-10-013	\$22,000	\$10,200
2071-28-2-10-014	\$22,000	\$10,200
2071-28-2-10-015	\$22,000	\$10,200
2071-28-2-10-016	\$22,000	\$10,200
2071-28-2-10-017	\$22,000	\$10,200
2071-28-2-10-018	\$22,000	\$10,200
2071-28-2-10-019	\$22,000	\$10,200
2071-28-2-10-020	\$22,000	\$10,200
2071-28-2-10-021	\$22,000	\$10,200
2071-28-2-10-022	\$22,000	\$10,200
2071-28-2-10-023	\$22,000	\$10,200
2071-28-2-10-024	\$22,000	\$10,200
2071-28-2-10-025	\$22,000	\$10,200
2071-28-2-10-027	\$44,000	\$20,400
2071-28-2-10-029	\$44,000	\$20,400
2071-28-2-10-030	\$44,000	\$20,400
2071-28-2-10-031	\$44,000	\$20,400
2071-28-2-10-032	\$44,000	\$20,400

RC PROPERTIES

2071-28-2-10-033	\$44,000	\$20,400
2071-28-2-11-001	\$34,800	\$20,400
2071-28-2-11-002	\$17,400	\$10,200
2071-28-2-11-003	\$17,400	\$10,200
2071-28-2-11-004	\$17,400	\$10,200
2071-28-2-11-005	\$17,400	\$10,200
2071-28-2-11-006	\$17,400	\$10,200
2071-28-2-11-007	\$17,400	\$10,200
2071-28-2-11-008	\$17,400	\$10,200
2071-28-2-11-009	\$17,400	\$10,200
2071-28-2-11-010	\$17,400	\$10,200
2071-28-3-01-001	\$17,400	\$10,200
2071-28-3-01-002	\$17,400	\$10,200
2071-28-3-01-003	\$17,400	\$10,200
2071-28-3-01-004	\$17,400	\$10,200
2071-28-2-11-011	\$17,400	\$10,200
2071-28-2-11-012	\$17,400	\$10,200
2071-28-2-11-013	\$17,400	\$10,200
2071-28-2-11-014	\$17,400	\$10,200
2071-28-2-11-015	\$34,800	\$10,200
2071-28-3-01-005	\$34,800	\$10,200
2071-28-3-01-006	\$34,800	\$10,200
2071-28-3-01-007	\$34,800	\$10,200
2071-28-3-01-008	\$34,800	\$10,200
2071-28-3-01-011	\$34,800	\$10,200
2071-28-2-12-001	\$34,800	\$10,200
2071-28-2-12-002	\$17,400	\$10,200
2071-28-2-12-003	\$17,400	\$10,200
2071-28-2-12-004	\$17,400	\$10,200
2071-28-2-12-005	\$17,400	\$10,200
2071-28-2-12-006	\$17,400	\$10,200
2071-28-2-12-007	\$17,400	\$10,200
2071-28-2-12-008	\$17,400	\$10,200
2071-28-2-12-009	\$17,400	\$10,200
2071-28-2-12-011	\$17,400	\$10,200
2071-28-2-12-012	\$17,400	\$10,200
2071-28-2-12-013	\$17,400	\$10,200
2071-28-2-12-014	\$17,400	\$10,200
2071-28-2-12-015	\$17,400	\$10,200
2071-28-2-12-016	\$17,400	\$10,200
2071-28-2-12-017	\$34,800	\$20,400
2071-28-2-12-018	\$34,800	\$20,400
2071-28-2-12-019	\$34,800	\$20,400
2071-28-2-13-001	\$34,800	\$20,400
2071-28-2-13-002	\$34,800	\$20,400
2071-28-2-13-003	\$34,800	\$20,400
2071-28-2-13-004	\$34,800	\$20,400
2071-28-3-02-001	\$34,800	\$20,400
2071-28-3-02-002	\$34,800	\$20,400
2071-28-3-02-003	\$34,800	\$20,400
2071-28-3-02-004	\$34,800	\$20,400
2071-28-3-02-005	\$34,800	\$20,400

RC PROPERTIES

2071-28-3-02-007	\$34,800	\$20,400
2071-28-3-02-008	\$34,800	\$20,400
2071-28-3-02-012	\$34,800	\$20,400
2071-28-3-02-013	\$34,800	\$20,400
2071-28-3-02-014	\$34,800	\$20,400
2071-28-3-02-015	\$34,800	\$20,400
2071-28-3-02-016	\$34,800	\$20,400
2071-28-3-02-017	\$34,800	\$20,400
2071-28-3-02-018	\$34,800	\$20,400
2071-28-3-03-006	\$34,800	\$20,400
2071-28-3-03-007	\$34,800	\$20,400
2071-28-3-03-008	\$34,800	\$20,400
2071-28-2-14-001	\$34,800	\$20,400
2071-28-2-14-002	\$34,800	\$20,400
2071-28-2-14-003	\$34,800	\$20,400
2071-28-2-14-004	\$34,800	\$20,400
2071-28-2-15-001	\$46,400	\$20,400
2071-28-2-15-002	\$46,400	\$20,400
2071-28-2-15-003	\$46,400	\$20,400
2071-28-2-15-004	\$46,400	\$20,400
2071-28-2-15-006	\$46,400	\$20,400
2071-28-2-15-007	\$46,400	\$20,400
2071-28-2-16-001	\$46,400	\$20,400
2071-28-2-16-002	\$46,400	\$20,400
2071-28-2-16-003	\$46,400	\$20,400
2071-28-2-16-004	\$46,400	\$20,400
2071-28-2-16-005	\$46,400	\$20,400
2071-28-2-16-006	\$46,400	\$20,400
2071-28-2-16-015	\$46,400	\$20,400
2071-28-2-16-016	\$46,400	\$20,400
2071-28-2-16-017	\$46,400	\$20,400
2071-28-2-16-018	\$46,400	\$20,400
2071-28-2-16-019	\$46,400	\$20,400
2071-28-2-16-020	\$46,400	\$20,400
2071-28-2-16-021	\$46,400	\$20,400
2071-28-2-16-022	\$46,400	\$20,400
2071-28-2-16-023	\$46,400	\$20,400
2071-28-1-01-006	\$46,400	\$20,400
2071-28-2-17-001	\$46,400	\$20,400
2071-28-2-17-002	\$46,400	\$20,400
2071-28-2-17-003	\$46,400	\$20,400
2071-28-2-17-004	\$46,400	\$20,400
2071-28-2-17-005	\$46,400	\$20,400
2071-28-2-17-006	\$46,400	\$20,400
2071-28-2-17-007	\$46,400	\$20,400
2071-28-2-17-008	\$46,400	\$20,400
2071-28-2-17-009	\$46,400	\$20,400
2071-28-2-17-010	\$46,400	\$20,400
2071-28-2-17-011	\$46,400	\$20,400
2071-28-2-17-012	\$46,400	\$20,400
2071-28-2-17-013	\$46,400	\$20,400
2071-28-2-17-014	\$46,400	\$20,400

RC PROPERTIES

2071-21-3-12-008	\$44,000	\$20,400
2071-21-3-12-009	\$44,000	\$20,400
2071-21-3-12-010	\$44,000	\$20,400
2071-21-3-12-011	\$44,000	\$20,400
2071-21-3-12-017	\$44,000	\$20,400
2071-21-3-12-024	\$44,000	\$20,400
2071-21-3-12-025	\$44,000	\$20,400
2071-21-3-12-026	\$44,000	\$20,400
2071-21-3-12-027	\$44,000	\$20,400
2071-21-3-12-040	\$44,000	\$20,400
2071-21-3-12-041	\$44,000	\$20,400
2071-28-2-23-001	\$44,000	\$20,400
2071-28-2-23-002	\$44,000	\$20,400
2071-28-2-23-003	\$44,000	\$20,400
2071-21-3-13-001	\$44,000	\$20,400
2071-21-3-13-002	\$44,000	\$20,400
2071-28-2-24-005	\$44,000	\$20,400
2071-28-2-24-006	\$44,000	\$20,400
2071-28-2-24-007	\$44,000	\$20,400
2071-28-2-25-003	\$44,000	\$20,400
2071-28-2-25-004	\$44,000	\$20,400
2071-28-2-25-005	\$44,000	\$20,400
2071-28-2-25-006	\$44,000	\$20,400
2071-28-2-25-024	\$44,000	\$20,400
2071-28-2-25-025	\$44,000	\$20,400
2071-28-2-26-002	\$44,000	\$20,400
2071-28-2-26-003	\$44,000	\$20,400
2071-28-2-26-004	\$44,000	\$20,400
2071-21-3-15-001	\$80,000	\$80,000
2071-21-3-15-002	\$80,000	\$80,000
2071-21-3-15-003	\$80,000	\$80,000
2071-21-3-15-008	\$80,000	\$80,000
2071-21-3-15-009	\$80,000	\$80,000
2071-21-3-17-001	\$80,000	\$80,000
2071-21-3-17-002	\$80,000	\$80,000
2071-21-3-17-007	\$80,000	\$80,000
2071-21-4-01-002	\$80,000	\$80,000
2071-21-4-01-003	\$80,000	\$80,000
2071-21-4-01-004	\$80,000	\$80,000
2071-21-4-01-005	\$80,000	\$80,000
2071-21-4-02-001	\$80,000	\$80,000
2071-21-4-02-002	\$80,000	\$80,000
2071-28-1-02-001	\$80,000	\$80,000
2071-28-1-02-002	\$80,000	\$80,000
2071-28-1-02-003	\$80,000	\$80,000
2071-28-1-02-004	\$80,000	\$80,000
2071-28-1-02-005	\$80,000	\$80,000
2071-28-2-28-001	\$80,000	\$80,000
2071-28-2-28-005	\$80,000	\$80,000
2071-28-2-28-006	\$80,000	\$80,000
2071-21-3-19-001	\$44,000	\$44,000
2071-21-3-19-002	\$44,000	\$44,000

RC PROPERTIES

2071-21-3-19-003	\$44,000	\$44,000
2071-21-4-04-001	\$44,000	\$44,000
2071-21-4-04-002	\$44,000	\$44,000
2071-21-4-04-003	\$44,000	\$44,000
2071-21-3-19-004	\$44,000	\$44,000
2071-21-3-19-005	\$44,000	\$44,000
2071-21-3-19-006	\$44,000	\$44,000
2071-21-3-19-007	\$44,000	\$44,000
2071-21-4-04-004	\$44,000	\$44,000
2071-21-4-04-005	\$44,000	\$44,000
2071-21-4-04-006	\$44,000	\$44,000
2071-21-4-04-007	\$44,000	\$44,000
2071-21-4-04-008	\$44,000	\$44,000
2071-21-4-04-009	\$44,000	\$44,000
2071-21-4-04-010	\$44,000	\$44,000
2071-21-4-04-011	\$44,000	\$44,000
2071-21-4-04-012	\$44,000	\$44,000
2071-21-4-04-013	\$44,000	\$44,000
2071-21-4-04-014	\$44,000	\$44,000
2071-21-4-04-015	\$44,000	\$44,000
2071-21-4-04-016	\$44,000	\$44,000
2071-21-4-04-017	\$44,000	\$44,000
2071-21-4-04-018	\$44,000	\$44,000
2071-21-4-04-019	\$22,000	\$22,000
2071-21-4-04-020	\$22,000	\$22,000
2071-21-4-04-021	\$22,000	\$22,000
2071-21-4-04-022	\$22,000	\$22,000
2071-21-4-05-001	\$22,000	\$22,000
2071-21-4-05-002	\$22,000	\$22,000
2071-21-4-05-003	\$22,000	\$22,000
2071-21-4-05-004	\$22,000	\$22,000
2071-21-4-05-005	\$44,000	\$44,000
Total Value:	\$9,535,286	\$6,180,800