

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57218
Petitioner: SEQUOIA GOLF BLACKSTONE 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.: 2071-33-1-01-013+8

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: \$4,800,000
 (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 23rd day of January 2012.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

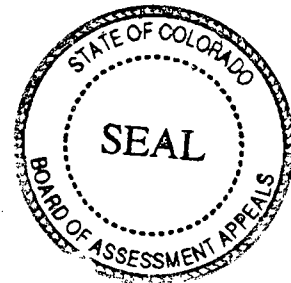
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Cara McKeller

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



STATE OF COLORADO
 BOARD OF ASSESSMENT APPEALS
 STATE OF COLORADO
 DOCKET NUMBER 57218

STATE OF COLORADO
 BOARD OF ASSESSMENT APPEALS
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STIPULATION (As To Tax Year 2010 Actual Value)

SEQUOIA GOLF BLACKSTONE LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

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 VACANT LAND and described as follows: Schedule Numbers 2071-33-1-01-013, 2071-33-1-10-001, 2071-33-1-11-001, 2071-33-2-14-001, 2071-33-2-14-002, 2071-33-2-14-003, 2071-33-2-14-004, 2071-33-3-04-024, and 2071-33-4-08-001.

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

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

ORIGINAL VALUE 2071-33-1-01-013		NEW VALUE (2010)	
Land	\$883,843	Land	\$469,566
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$883,843	Total	\$469,566

ORIGINAL VALUE 2071-33-1-10-001		NEW VALUE (2010)	
Land	\$989,979	Land	\$525,619
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$989,979	Total	\$525,619

ORIGINAL VALUE 2071-33-1-11-001		NEW VALUE NO CHANGE	
Land	\$35,884	Land	\$35,884
Improvements	\$534,015	Improvements	\$534,015
Personal	\$0	Personal	\$0
Total	\$569,899	Total	\$569,899

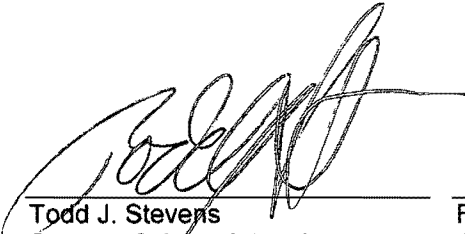
ORIGINAL VALUE 2071-33-2-14-001		NEW VALUE NO CHANGE	
Land	\$114,787	Land	\$114,787
Improvements	\$2,804,780	Improvements	\$2,804,780
Personal	\$0	Personal	\$0
Total	\$2,919,567	Total	\$2,919,567
ORIGINAL VALUE 2071-33-2-14-002		NEW VALUE (2010)	
Land	\$132,389	Land	\$70,336
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$132,389	Total	\$70,336
ORIGINAL VALUE 2071-33-2-14-003		NEW VALUE (2010)	
Land	\$133,029	Land	\$70,676
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$133,029	Total	\$70,676
ORIGINAL VALUE 2071-33-1-2-14-004		NEW VALUE (2010)	
Land	\$16,000	Land	\$8,501
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$16,000	Total	\$8,501
ORIGINAL VALUE 2071-33-3-04-024		NEW VALUE (2010)	
Land	\$189,677	Land	\$100,771
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$189,677	Total	\$100,771
ORIGINAL VALUE 2071-33-4-08-001		NEW VALUE (2010)	
Land	\$122,468	Land	\$65,065
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$122,468	Total	\$65,065

Total	\$5,956,851	Total	\$4,800,000
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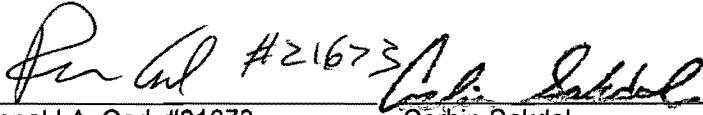
The valuation, as established above, shall be binding only with respect to the tax year 2010.

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 12th day of December 2011.



Todd J. Stevens
Stevens & Associates, Inc.
9800 Mt. Pyramid Court, #220
Englewood, CO 80112
(303) 347-1878



Ronald A. Carl, #21673
Arapahoe Cnty. Bd. Equalization
5334 S. Prince St.
Littleton, CO 80120-1136
(303) 795-4639



Corbin Sakdol
Arapahoe County Assessor
5334 S. Prince St.
Littleton, CO 80120-1136
(303) 795-4600