

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57622
Petitioner: BIRCHTREE CENTER 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.: 1973-26-2-01-042

Category: Abatement Property Type: Industrial
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: \$1,300,000

(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 6th day of March 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

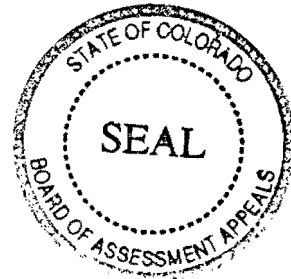
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Cara McKeller

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 57622

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2012 FEB 28 PM 2:06

STIPULATION (As To Tax Year 2009 Actual Value)

BIRCHTREE CENTER LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

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: 1910 South Havana Street, County Schedule Number: 1973-26-2-01-042.

A brief narrative as to why the reduction was made: Applied 2010 value after final appeal.

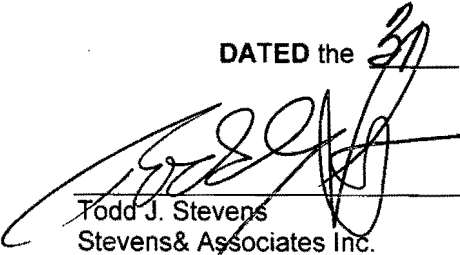
The parties have agreed that the 2009 actual value of the subject property should be reduced as follows:

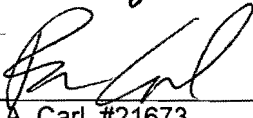
ORIGINAL VALUE		NEW VALUE (2009)	
Land	\$819,560	Land	\$819,560
Improvements	\$720,440	Improvements	\$480,440
Personal	\$0	Personal	\$0
Total	\$1,540,000	Total	\$1,300,000

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 30 day of January 2012.


Todd J. Stevens
Stevens & Associates Inc.
9800 Mt. Pyramid Court, #220
Englewood, CO 80110
(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 80166-0001
(303) 795-4600