

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 57825
Petitioner: EQR SOMBRA 2008 LP, 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.: 2075-03-2-03-002+3

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$39,960,000

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

ORDER:

Respondent is ordered to reduce the 2011 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.

CM

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 57825

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

2012 FEB 28 PM 2:06

STIPULATION (As To Tax Year 2011 Actual Value)

EQR SOMBRA 2008 LP

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2011 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 RESIDENTIAL and described as follows: 3645 South Dallas Street, 3610 South Emporia Way, 3725 South Emporia Way and 3765 S. Emporia Way, County Schedule Numbers: 2075-03-2-03-002, 2075-03-2-07-001, 2075-03-2-08-001, 2075-03-2-08-002.

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

The parties have agreed that the 2011 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE (2011)	
2075-03-2-03-002			
Land	\$2,142,000	Land	\$2,142,000
Improvements	\$13,427,904	Improvements	\$12,978,000
Personal	\$0	Personal	\$0
Total	<u>\$15,569,904</u>	Total	<u>\$15,120,000</u>
2075-03-2-07-001			
Land	\$2,244,000	Land	\$2,244,000
Improvements	\$9,989,496	Improvements	\$9,636,000
Personal	\$0	Personal	\$0
Total	<u>\$12,233,496</u>	Total	<u>\$11,880,000</u>
2075-03-2-08-001			
Land	\$1,224,000	Land	\$1,224,000
Improvements	\$5,448,816	Improvements	\$5,256,000
Personal	\$0	Personal	\$0
Total	<u>\$6,672,816</u>	Total	<u>\$6,480,000</u>

ORIGINAL VALUE
2075-03-2-08-002

Land \$1,224,000
Improvements \$5,448,816
Personal \$0
Total \$6,672,816

NEW VALUE
(2011)

Land \$1,224,000
Improvements \$5,256,000
Personal \$0
Total \$6,480,000

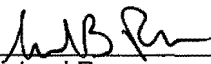
Total **\$41,149,032**

\$39,960,000

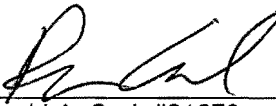
The valuation, as established above, shall be binding only with respect to the tax year 2011.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

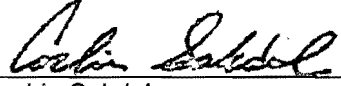
DATED the 26th day of January 2012.



Michael Rogers
Alliance Tax Advisors
10500 Willowwisp Way
Highlands Ranch, CO 80126
(303) 955-4523



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