

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 57852</b>
Petitioner: <b>WOODRIDGE INVESTORS LLP,</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.: 1973-24-2-21-001+2**

**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:            \$28,908,000**

(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 26th day of December 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

*CM*



**STIPULATION (As To Tax Year 2011 Actual Value)**

**WOODRIDGE INVESTORS LLP**

Petitioners,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2011 valuation of nine subject properties listed in this Petition and jointly move the Board of Assessment Appeals to enter its Order based on this stipulation. Conference calls with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as RESIDENTIAL and described as follows: 12831 and 12503 East Kansas Place and 13100 East Kansas Drive, County Schedule Numbers: 1973-24-2-21-001, 1973-24-2-23-001 and 1973-24-1-08-001.

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:

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
1973-24-2-21-001		(2011)	
Land	\$1,624,000	Land	\$1,624,000
Improvements	\$4,408,000	Improvements	\$4,118,000
Personal		Personal	
Total	\$6,032,000	Total	\$5,742,000
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
1973-24-2-23-001		(2011)	
Land	\$3,584,000	Land	\$3,584,000
Improvements	\$9,728,000	Improvements	\$9,088,000
Personal		Personal	
Total	\$13,312,000	Total	\$12,672,000
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
1973-24-1-08-001		(2011)	
Land	\$2,968,000	Land	\$2,968,000
Improvements	\$8,056,000	Improvements	\$7,526,000
Personal		Personal	
Total	\$11,024,000	Total	\$10,494,000
Total	\$30,368,000		\$28,908,000

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 15<sup>th</sup> day of November 2012.



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