

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58345
Petitioner: ASPEN AURORA ASSOCIATES, 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.: 1975-27-2-16-007+1
 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: \$44,460,000
 (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 23rd day of February 2012.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

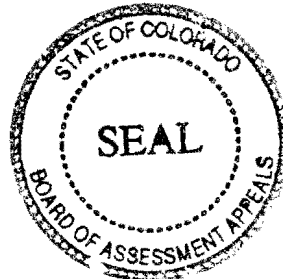
Debra A Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 58345**

STIPULATION (As To Tax Year 2011 Actual Value)

ASPEN AURORA ASSOCIATES, LLC

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: 18809 E. Warren Drive and 18851 E. Baltic Place, County Schedule Numbers: 1975-27-2-16-008 and 1975-27-2-16-007.

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	
1975-27-2-16-007		(2011)	
Land	\$2,976,000	Land	\$2,976,000
Improvements	\$21,824,000	Improvements	\$20,584,000
Personal	\$0	Personal	\$0
Total	<u>\$24,800,000</u>	Total	<u>\$23,560,000</u>
ORIGINAL VALUE		NEW VALUE	
1975-27-2-16-008		(2011)	
Land	\$2,640,000	Land	\$2,640,000
Improvements	\$19,360,000	Improvements	\$18,260,000
Personal	\$0	Personal	\$0
Total	<u>\$22,000,000</u>	Total	<u>\$20,900,000</u>
Total	\$46,800,000		\$44,460,000

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 24 day of July 2012.

Spero N. Kopitas

Spero N. Kopitas
Flanagan/Bilton
500 N. Dearborn Street, #400
Chicago, IL 60854
(312) 782-5000

Ronald A. Carl

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