

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58370
Petitioner: ZAKHEM CENTER, 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.: 1971-32-4-40-001+1

Category: Valuation Property Type: Commercial Real
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: \$3,200,000
 (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 19th day of November 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

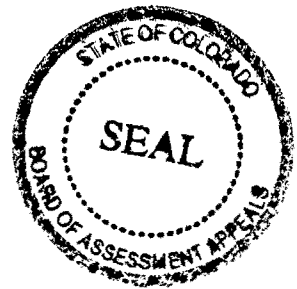
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

CM

Cara McKeller



STIPULATION (As To Tax Year 2011 Actual Value)

ZAKHEM CENTER, LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

ARAPAHOE COUNTY

OCT 17 2012

ATTORNEY'S OFFICE

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 COMMERCIAL and described as follows: 3400 South Federal Blvd., County Schedule Number: 1971-32-4-40-001 and 1971-32-4-40-002.

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

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

ORIGINAL VALUE		NEW VALUE	
1971-32-4-40-001		(2011)	
Land	\$364,660	Land	\$364,660
Improvements	\$1,555,340	Improvements	\$1,189,490
Personal	\$0	Personal	\$0
Total	\$1,920,000	Total	\$1,554,150
1971-32-4-40-002		(2011)	
Land	\$364,660	Land	\$364,660
Improvements	\$1,555,340	Improvements	\$1,281,190
Personal	\$0	Personal	\$0
Total	\$1,920,000	Total	\$1,645,850
TOTAL	\$3,840,000		\$3,200,000

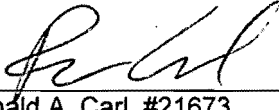
The valuation, as established above, shall be binding only with respect to the tax year 2011.

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 15th day of October 2012.



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