

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58373
Petitioner: ALTON WAY OFFICE VILLAGE, 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.: 2075-27-3-28-002+11

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: \$303,300

(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 21st day of September 2012.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

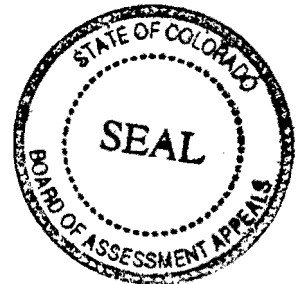
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

CM

Cara McKeller

Debra A Baumbach

Debra A. Baumbach



STIPULATION (As To Tax Year 2011 Actual Value)

ALTON WAY OFFICE VILLAGE, 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 COMMERCIAL and described as follows: 7354, 7374 and 7384 S. Alton Way, County Schedule Numbers: 2075-27-3-28-002, 2075-27-3-28-003, 2075-27-3-28-007, 2075-27-3-28-008, 2075-27-3-28-009, 2075-27-3-28-010, 2075-27-3-28-011, 2075-27-3-28-012, 2075-27-3-28-013, 2075-27-3-28-014, 2075-27-3-28-015 and 2075-27-3-28-016.

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

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

ORIGINAL VALUE		NEW VALUE (2011)	
2075-27-3-28-002			
Land	\$75,000	Land	\$75,000
Improvements	\$245,150	Improvements	\$228,300
Personal		Personal	
Total	\$320,150	Total	\$303,300
2075-27-3-28-003			
Land	\$75,000	Land	\$75,000
Improvements	\$225,780	Improvements	\$158,940
Personal		Personal	
Total	\$300,780	Total	\$233,940
2075-27-3-28-007			
Land	\$75,000	Land	\$75,000
Improvements	\$224,880	Improvements	\$158,240
Personal		Personal	
Total	299,880	Total	\$233,240

ORIGINAL VALUE		NEW VALUE	
2075-27-3-28-008		(2011)	
Land	\$75,000	Land	\$75,000
Improvements	\$244,960	Improvements	\$228,120
Personal		Personal	
Total	<u>\$319,960</u>	Total	<u>\$303,120</u>
ORIGINAL VALUE		NEW VALUE	
2075-27-3-28-009		(2011)	
Land	\$75,000	Land	\$75,000
Improvements	\$223,620	Improvements	\$157,260
Personal		Personal	
Total	<u>\$298,620</u>	Total	<u>\$232,260</u>
ORIGINAL VALUE		NEW VALUE	
2075-27-3-28-010		(2011)	
Land	\$75,000	Land	\$75,000
Improvements	\$252,800	Improvements	\$236,410
Personal		Personal	
Total	<u>\$327,800</u>	Total	<u>\$311,410</u>
ORIGINAL VALUE		NEW VALUE	
2075-27-3-28-011		(2011)	
Land	\$75,000	Land	\$75,000
Improvements	\$270,600	Improvements	\$253,320
Personal		Personal	
Total	<u>\$345,600</u>	Total	<u>\$328,320</u>
ORIGINAL VALUE		NEW VALUE	
2075-27-3-28-012		(2011)	
Land	\$75,000	Land	\$75,000
Improvements	\$270,800	Improvements	\$253,510
Personal		Personal	
Total	<u>\$345,800</u>	Total	<u>\$328,510</u>
ORIGINAL VALUE		NEW VALUE	
2075-27-3-28-013		(2011)	
Land	\$75,000	Land	\$75,000
Improvements	\$254,650	Improvements	\$237,300
Personal		Personal	
Total	<u>\$329,650</u>	Total	<u>\$312,300</u>
ORIGINAL VALUE		NEW VALUE	
2075-27-3-28-014		(2011)	
Land	\$75,000	Land	\$75,000
Improvements	\$244,200	Improvements	\$227,400
Personal		Personal	
Total	<u>\$319,200</u>	Total	<u>\$302,400</u>
ORIGINAL VALUE		NEW VALUE	
2075-27-3-28-015		(2011)	
Land	\$75,000	Land	\$75,000
Improvements	\$244,010	Improvements	\$227,220
Personal		Personal	
Total	<u>\$319,010</u>	Total	<u>\$302,220</u>

ORIGINAL VALUE

2075-27-3-28-016

Land	\$75,000
Improvements	\$245,150
Personal	
Total	<u>\$320,150</u>

NEW VALUE

(2011)

Land	\$75,000
Improvements	\$228,300
Personal	
Total	<u>\$303,300</u>

Total \$3,846,600

Total \$3,494,320

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 22nd day of August 2012.

Barry J. Goldstein

Barry J. Goldstein, Esq.
Sterling Property Tax Specialists
950 S. Cherry Street, #320
Denver, CO 80246
(303) 757-8865

Ronald A. Carl

Ronald A. Carl, #21673
Arapahoe Cnty. Bd. Equalization
5334 S. Prince St.
Littleton, CO 80120-1136
(303) 795-4639

Corbin Sakdol

Corbin Sakdol
Arapahoe County Assessor
5334 S. Prince St.
Littleton, CO 80166-0001
(303) 795-4600