

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58528
Petitioner: HIGHPOINT RETAIL 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.: 2073-03-2-34-002+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: \$13,400,000

(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 11th day of September 2012.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

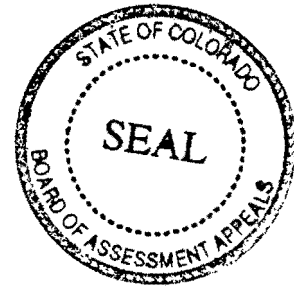
Debra A. Baumbach

Debra A. Baumbach

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

Cara McKeller

Cara McKeller



STIPULATION (As To Tax Year 2011 Actual Value)

HIGHPOINT RETAIL CENTER 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: 18700 and 18730 East Hampden Avenue, County Schedule Numbers: 2073-03-2-34-002 and 2073-03-2-34-004.

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

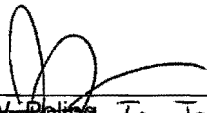
The parties have agreed that the 2011 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
2073-03-2-34-002		(2011)	
Land	\$693,000	Land	\$693,000
Improvements	\$597,800	Improvements	\$407,000
Personal		Personal	
Total	\$1,290,800	Total	\$1,100,000 ✓
2073-03-2-34-004		(NO CHANGE)	
Land	\$11,016,280	Land	\$11,016,280
Improvements	\$1,283,720	Improvements	\$1,283,720
Personal		Personal	
Total	\$12,300,000	Total	\$12,300,000
Total	\$13,590,800		\$13,400,000 ^{or}

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 July 2012.



~~Matthew W. Poling~~ Ian James
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