

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58663
Petitioner: RLA ILIFF 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.: 1973-28-3-01-035+3

Category: Valuation Property Type: Industrial
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: \$8,750,000

(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 7th day of June 2013.

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



STATE OF COLORADO
 BOARD OF ASSESSMENT APPEALS
 STATE OF COLORADO
 DOCKET NUMBER 58683

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STIPULATION (As To Tax Year 2011 Actual Value)

RLA ILIFF LLC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding the tax year 2011 valuation of the property listed in this Petition and jointly moves 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 COMMERCIAL and described as follows: 7800 East Iliff Avenue, 2369 South Trenton Way, 2422 South Trenton Way and 2452 South Trenton Way, County Schedule Numbers: 1973-28-3-01-035, 1973-28-3-20-001, 1973-28-3-26-003 and 1973-28-3-26-004.

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 (NO CHANGE)	
1973-28-3-01-035			
Land	\$506,272	Land	\$506,272
Improvements	\$986,928	Improvements	\$986,928
Personal		Personal	
Total	\$1,493,200	Total	\$1,493,200
ORIGINAL VALUE		NEW VALUE (2011)	
1973-28-3-20-001			
Land	\$815,088	Land	\$815,088
Improvements	\$1,460,512	Improvements	\$1,460,512
Personal		Personal	
Total	\$2,275,600	Total	\$2,275,600
ORIGINAL VALUE		NEW VALUE (2011)	
1973-28-3-26-003			
Land	\$582,656	Land	\$582,656
Improvements	\$1,307,244	Improvements	\$1,240,814
Personal		Personal	
Total	\$1,889,900	Total	\$1,823,470

ORIGINAL VALUE

1973-28-3-26-004

Land	\$1,207,480
Improvements	\$2,065,220
Personal	
Total	<u>\$3,272,700</u>

NEW VALUE

(2011)

Land	\$1,207,480
Improvements	\$1,950,250
Personal	
Total	<u>\$3,157,730</u>

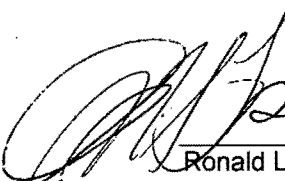
TOTAL \$8,931,400

TOTAL \$8,750,000

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 1st day of May 2013.

 #1685

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