

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 58691
Petitioner: RPSC 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.: 1973-36-2-17-005+2

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: \$4,616,750

(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 26th day of December 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

Cara McKeller

CM



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 58691

STATE OF COLORADO
BD OF ASSESSMENT APPEALS
2012 DEC 17 AM 9:55

STIPULATION (As To Tax Year 2011 Actual Value)

RPSC 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 nine subject properties listed in this Petition and jointly move 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: 3090, 3120 and 3186 South Peoria Street., County Schedule Numbers: 1973-36-2-17-005, 1973-36-3-02-003 and 1973-36-3-02-004.

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

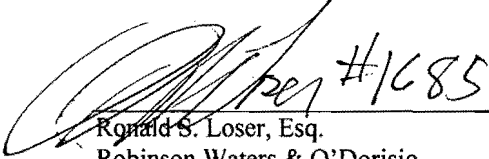
The parties have agreed that the 2011 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
1973-36-2-17-005		(NO CHANGE)	
Land	\$343,510	Land	\$343,510
Improvements	\$21,490	Improvements	\$21,490
Personal		Personal	
Total	<u>\$365,000</u>	Total	<u>\$365,000</u>
1973-36-3-02-003		(NO CHANGE)	
Land	\$65,375	Land	\$65,375
Improvements	\$369,025	Improvements	\$369,025
Personal		Personal	
Total	<u>\$434,400</u>	Total	<u>\$434,400</u>
1973-36-3-02-004		(2011)	
Land	\$1,927,265	Land	\$1,927,265
Improvements	\$2,172,735	Improvements	1,890,085
Personal		Personal	
Total	<u>\$4,100,000</u>	Total	<u>\$3,817,350</u>
Total	\$4,899,400		\$4,616,750

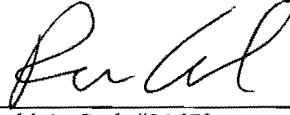
The valuation, as established above, shall be binding only with respect to the tax year 2011.

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 19th day of November 2012.

 #1685

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