

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 58775</b>
Petitioner: <b>BUSINESS CENTER 225 LLC,</b>  v.  Respondent: <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 1975-06-3-14-002+6**  
     **Category: Valuation      Property Type: Vacant Land**
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:            \$839,345**  
     (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 20th day of March 2012.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

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Diane M. DeVries

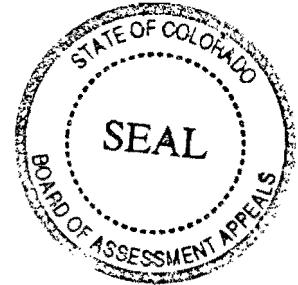
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

\_\_\_\_\_  
Cara McKeller

*CM*



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 58775

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STIPULATION (As To Tax Year 2011 Actual Value)

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**BUSINESS CENTER 225 LLC**

Petitioners,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

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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 VACANT LAND and described as follows: County Schedule Numbers: 1975-06-3-14-002, 1975-06-3-14-003, 1975-06-3-14-004, 1975-06-3-14-008, 1975-06-3-14-009, 1975-06-3-14-010 and 1975-06-3-14-011.

A brief narrative as to why the reduction was made: Analyzed market information and applied developer's discount . . .

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

ORIGINAL VALUE		NEW VALUE (2011)	
1975-06-3-14-002			
Land	\$228,158	Land	\$120,719
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	<u>\$228,158</u>	Total	<u>\$120,719</u>
1975-06-3-14-003			
Land	\$446,551	Land	\$246,853
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	<u>\$446,551</u>	Total	<u>\$246,853</u>
1975-06-3-14-004			
Land	\$289,534	Land	\$153,192
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	<u>\$289,534</u>	Total	<u>\$153,192</u>

**ORIGINAL VALUE**

1975-06-3-14-008

Land	\$300
Improvements	\$0
Personal	\$0
Total	\$300

**NEW VALUE  
(NO CHANGE)**

Land	\$300
Improvements	\$0
Personal	\$0
Total	\$300

**ORIGINAL VALUE**

1975-06-3-14-009

Land	\$596,354
Improvements	\$0
Personal	\$0
Total	\$596,354

**NEW VALUE  
(2011)**

Land	\$315,531
Improvements	\$0
Personal	\$0
Total	\$315,531

**ORIGINAL VALUE**

1975-06-3-14-010

Land	\$2,594
Improvements	\$0
Personal	\$0
Total	\$2,594

**NEW VALUE  
(2011)**

Land	\$1,372
Improvements	\$0
Personal	\$0
Total	\$1,372

**ORIGINAL VALUE**

1975-06-3-14-011

Land	\$2,603
Improvements	\$0
Personal	\$0
Total	\$2,603

**NEW VALUE  
(2011)**

Land	\$1,378
Improvements	\$0
Personal	\$0
Total	\$1,378

TOTAL

\$1,586,094

\$839,345

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 20TH day of FEBRUARY 2012.



Mike Walter  
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