

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 July 2012.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

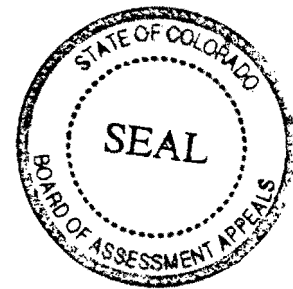
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A Baumbach

Debra A. Baumbach

AM

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 58952

2012 JUL -5 AM 11:05

STIPULATION (As To Tax Year 2011 Actual Value)

BRCP AURORA MARKETPLACE 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: 3005 S. Parker Road, County Schedule Number: 1973-35-2-22-001/002/003/004/005/006/007/008.

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

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

ORIGINAL VALUE		NEW VALUE	
1973-35-2-22-001		(2011)	
Land	\$1,471,716	Land	\$1,471,716
Improvements	\$7,028,284	Improvements	\$4,528,284
Personal	\$0	Personal	\$0
Total	<u>\$8,500,000</u>	Total	<u>\$6,000,000</u>
ORIGINAL VALUE		NEW VALUE	
1973-35-2-22-002		(2011)	
Land	\$1,550,520	Land	\$1,550,520
Improvements	\$5,949,480	Improvements	\$4,949,480
Personal	\$0	Personal	\$0
Total	<u>\$7,500,000</u>	Total	<u>\$6,500,000</u>
ORIGINAL VALUE		NEW VALUE	
1973-35-2-22-003		(2011)	
Land	\$1,054,584	Land	\$1,054,584
Improvements	\$1,445,416	Improvements	\$145,416
Personal	\$0	Personal	\$0
Total	<u>\$2,500,000</u>	Total	<u>\$1,200,000</u>

**ORIGINAL VALUE
1973-35-2-22-004**

Land	\$902,475
Improvements	\$1,597,525
Personal	\$0
Total	<u>\$2,500,000</u>

**NEW VALUE
NO CHANGE**

Land	\$902,475
Improvements	\$1,597,525
Personal	\$0
Total	<u>\$2,500,000</u>

**ORIGINAL VALUE
1973-35-2-22-005**

Land	\$1,337,643
Improvements	\$927,357
Personal	\$0
Total	<u>\$2,265,000</u>

**NEW VALUE
(2011)**

Land	\$1,337,643
Improvements	\$362,357
Personal	\$0
Total	<u>\$1,700,000</u>

**ORIGINAL VALUE
1973-35-2-22-006**

Land	\$1,275,309
Improvements	\$924,691
Personal	\$0
Total	<u>\$2,200,000</u>

**NEW VALUE
(2011)**

Land	\$1,275,309
Improvements	\$424,691
Personal	\$0
Total	<u>\$1,700,000</u>

**ORIGINAL VALUE
1973-35-2-22-007**

Land	\$1,105,551
Improvements	\$1,394,449
Personal	\$0
Total	<u>\$2,500,000</u>

**NEW VALUE
(2011)**

Land	\$1,105,551
Improvements	\$2,994,449
Personal	\$0
Total	<u>\$4,100,000</u>

**ORIGINAL VALUE
1973-35-2-22-008**

Land	\$603,351
Improvements	\$3,396,649
Personal	\$0
Total	<u>\$4,000,000</u>

**NEW VALUE
(2011)**

Land	\$603,351
Improvements	\$4,696,649
Personal	\$0
Total	<u>\$5,300,000</u>

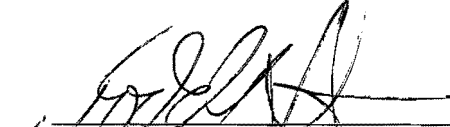
TOTAL \$31,965,000


\$29,000,000

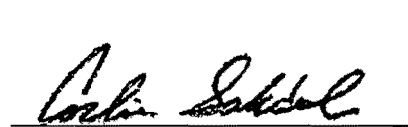
The valuation, as established above, shall be binding only with respect to the tax year 2011.

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 13 day of June 2012.


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Corbin Sakdol
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