

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 60677**

Petitioner:

**JC CAPITAL ENTERPRISES, LLC,**

v.

Respondent:

**ARAPAHOE COUNTY BOARD OF  
COMMISSIONERS.**

**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.: 2075-25-3-09-001**

**Category: Abatement      Property Type: Commercial Real**

2. Petitioner is protesting the 09-10 actual value of the subject property.
3. The parties agreed that the 09-10 actual value of the subject property should be reduced to:

**Total Value:            \$2,224,000**

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 09-10 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 19th 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



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 60677

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

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STIPULATION (As To Tax Year 2009-2010 Actual Value)

JC CAPITAL ENTERPRISES, LLC,

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2009-2010 valuation of the property 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: 7347 South Revere Parkway, Building A, County Schedule Number: 2075-25-3-09-001.

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

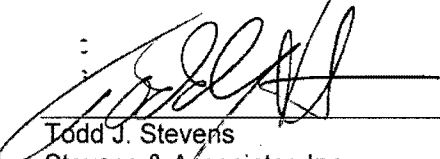
The parties have agreed that the 2009-2010 actual value of the subject property should be reduced as follows:

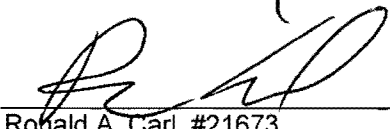
| ORIGINAL VALUE |                  | NEW VALUE<br>2009-2010 |                    |
|----------------|------------------|------------------------|--------------------|
| Land           | \$1,584,550      | Land                   | \$1,584,550        |
| Improvements   | \$1,020,250      | Improvements           | \$639,450          |
| Personal       |                  | Personal               |                    |
| Total          | <u>2,604,800</u> | Total                  | <u>\$2,224,000</u> |

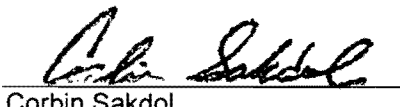
The valuation, as established above, shall be binding only with respect to the tax year 2009-2010.

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 21<sup>st</sup> day of May 2013.

  
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Corbin Sakdol  
Arapahoe County Assessor  
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