

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 60860
Petitioner: SPC III LITTLETON LLC v. Respondent ARAPAHOE COUNTY BOARD OF EQUALIZATION.	
ORDER RESCINDING ORDER ON WITHDRAWAL	

On March 14, 2013 pursuant to a Withdrawal Letter received March 12, 2013, the Board of Assessment Appeals issued an Order on Withdrawal. On April 25, 2013, the Board of Assessment Appeals became aware that the Petitioner had signed a Stipulation with the Arapahoe County Board of Equalization dated March 28th, 2013 and that the Petitioner sent the Withdrawal Letter in error. Arapahoe County agrees to uphold the signed Stipulation.

ORDER:

The Order on Withdrawal dated March 14, 2013 is hereby rescinded.

DATED and MAILED this 29th day of April, 2013.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

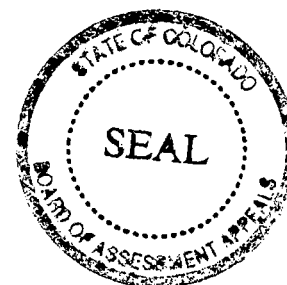
Debra A. Baumbach

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



ORDER:

Respondent is ordered to reduce the 2012 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 29th day of April 2013.

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.

Cara McKeller

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



STIPULATION (As To Tax Year 2012 Actual Value)

SP III LITTLETON LLC,

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding the tax year 2012 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: 7750 South Broadway, County Schedule Number: 2077-34-1-12-952.

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

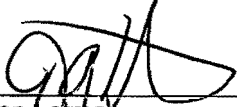
The parties have agreed that the 2012 actual value of the subject property should be reduced as follows:

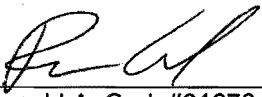
ORIGINAL VALUE	\$	NEW VALUE (2012)	\$
Land		Land	
Improvements	\$5,017,596	Improvements	\$2,800,000
Personal		Personal	
Total	\$5,017,596	Total	\$2,800,000

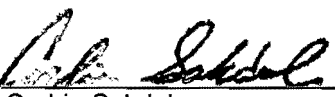
The valuation, as established above, shall be binding only with respect to the tax year 2012.

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 28th day of March 2013.


 Jason Letman
 Consulus Asset Valuation
 68 Inverness Lane E, #205
 Englewood, CO 80112
 (303) 770-2420


 Ronald A. Carl, #21673
 Arapahoe Cnty. Bd. Equalization
 5334 S. Prince St.
 Littleton, CO 80120-1136
 (303) 795-4639


 Corbin Sakdol
 Arapahoe County Assessor
 5334 S. Prince St.
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