

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 61035

Petitioner:

COLORADO MCDONALD ENTERPRISES LLLP,

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.: 2077-33-4-05-003+1

Category: Valuation Property Type: Commercial Real

2. Petitioner is protesting the 2012 actual value of the subject property.
3. The parties agreed that the 2012 actual value of the subject property should be reduced to:

Total Value: \$3,700,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

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 7th day of June 2013.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

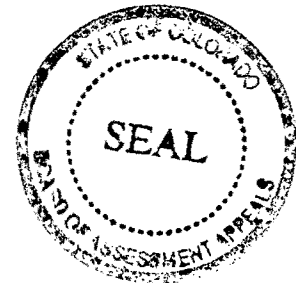
I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

CM



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 61035**

STIPULATION (As To Tax Year 2012 Actual Value)

COLORADO MCDONALD ENTERPRISES LLLP,

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

STATE OF COLORADO
 BOARD OF ASSESSMENT APPEALS
 2013 MAY 23 PM 1:35

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2012 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: 8101 Southpark Way, County Schedule Number: 2077-33-4-05-003 and 2077-33-4-05-011.

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

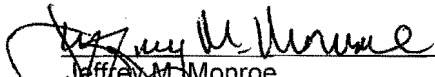
The parties have agreed that the 2012 actual value of the subject property should be reduced as follows:

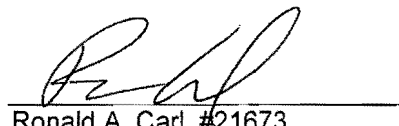
ORIGINAL VALUE		NEW VALUE	
2077-33-4-05-003		No change	
Land	\$651,616	Land	\$651,616
Improvements		Improvements	
Personal		Personal	
Total	<u>\$651,616</u>	Total	<u>\$651,616</u>
ORIGINAL VALUE		NEW VALUE	
2077-33-4-05-011		2012	
Land	\$1,850,800	Land	\$1,850,800
Improvements	\$1,900,100	Improvements	\$1,197,584
Personal		Personal	
Total	<u>\$3,750,900</u>	Total	<u>\$3,048,384</u>
Total	\$4,402,516		\$3,700,000

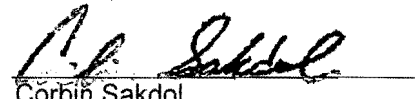
The valuation, as established above, shall be binding only with respect to the tax year 2012.

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 15th day of April 2013.


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