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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 61171 |
| Petitioner: SADDLE ROCK MARKETPLACE, 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.: 2071-19-2-01-003+3

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: \$12,563,000

(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 22nd day of March 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



C-111 - Saddle Rock Marketplace

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 61171

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
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CORRECTED STIPULATION (As To Tax Year 2012 Actual Value)

SADDLE ROCK MARKETPLACE,

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: 6040, 6180, 6240, 6200 South Gun Club Road, County Schedule Numbers: 2071-19-2-01-003, 2071-19-2-01-005, 2071-19-2-01-006 and 2071-19-2-01-009.

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) | |
|------------------|--------------------|------------------|--------------------|
| 2071-19-2-01-003 | | | |
| Land | \$2,629,320 | Land | \$1,752,880 |
| Improvements | \$3,069,680 | Improvements | \$3,747,120 |
| Personal | | Personal | |
| Total | <u>\$5,699,000</u> | Total | <u>\$5,500,000</u> |

| ORIGINAL VALUE | | NEW VALUE (2012) | |
|------------------|--------------------|------------------|--------------------|
| 2071-19-2-01-005 | | | |
| Land | \$2,788,980 | Land | \$1,812,837 |
| Improvements | \$2,302,020 | Improvements | \$3,087,163 |
| Personal | | Personal | |
| Total | <u>\$5,091,000</u> | Total | <u>\$4,900,000</u> |

| ORIGINAL VALUE | | NEW VALUE (2012) | |
|------------------|--------------------|------------------|--------------------|
| 2071-19-2-01-006 | | | |
| Land | \$938,250 | Land | \$609,863 |
| Improvements | \$361,750 | Improvements | \$590,137 |
| Personal | | Personal | |
| Total | <u>\$1,300,000</u> | Total | <u>\$1,200,000</u> |

ORIGINAL VALUE

2071-19-2-01-009

| | |
|--------------|------------------|
| Land | \$509,505 |
| Improvements | \$453,495 |
| Personal | |
| Total | <u>\$963,000</u> |

**NEW VALUE
(No Change)**

| | |
|--------------|------------------|
| Land | \$509,505 |
| Improvements | \$453,495 |
| Personal | |
| Total | <u>\$963,000</u> |

Total \$13,053,000

Total \$12,563,000

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 4th day of March 2013.



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