

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 61172
Petitioner: ARAPAHOE CROSSING LP, 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.: 2073-20-3-08-006+2

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: \$58,870,000

(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 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.

Debra A. Baumbach

Debra A. Baumbach

Cara McKeller

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 61172

2014 APR 25 PM 12:39

STIPULATION (As To Tax Year 2012 Actual Value)

ARAPAHOE CROSSING LP,

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 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: 6500, 6554, and 6584 South Parker Road, County Schedule Number: 2073-20-3-08-006, 2073-20-3-08-009, and 2073-20-4-10-001.

A brief narrative as to why the reduction was made: Applied 2011 value after final appeal.

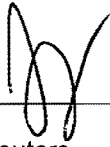
The parties have agreed that the 2012 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
2073-20-3-08-006		(2012)	
Land	\$7,167,321	Land	\$7,167,321
Improvements	\$23,250,679	Improvements	\$19,177,030
Personal		Personal	
Total	<u>\$30,418,000</u>	Total	<u>\$26,344,351</u>
ORIGINAL VALUE		NEW VALUE	
2073-20-3-08-009		(2012)	
Land	\$1,150,320	Land	\$1,150,320
Improvements	\$819,680	Improvements	\$615,807
Personal		Personal	
Total	<u>\$1,970,000</u>	Total	<u>\$1,766,127</u>
ORIGINAL VALUE		NEW VALUE	
2073-20-4-10-001		(2012)	
Land	\$18,296,790	Land	\$18,296,790
Improvements	\$8,503,210	Improvements	\$11,462,732
Personal		Personal	
Total	<u>\$26,800,000</u>	Total	<u>\$29,759,522</u>
TOTAL	\$59,188,000	TOTAL	\$57,870,000

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 25th day of March 2013.



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