

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 59004

Petitioner:

SEQUOIA GOLF BLACKSTONE LLC,

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.: 2071-33-1-10-001+8

Category: Valuation Property Type: Commercial Real

2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$3,613,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2011 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 11th day of July 2012.

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.

CM

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 59004**

STIPULATION (As To Tax Year 2011 Actual Value)

SEQUOIA GOLF BLACKSTONE LLC

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation, regarding the tax year 2011 valuation of the subject properties and jointly moves the Board of Assessment Appeals to enter its Order based on this stipulation. A conference call with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as COMMERCIAL and described as follows: 7777 S. Country Club Parkway, County Schedule Numbers: 2071-33-1-10-001, 2071-33-1-11-001, 2071-33-1-01-013, 2071-33-2-14-001, 2071-33-2-14-002, 2071-33-2-14-003, 2071-33-2-14-004, 2071-33-3-04-024 and 2071-33-4-08-001.

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

The parties have agreed that the 2011 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE (No Change)	
2071-33-1-10-001			
Land	\$403,419	Land	\$403,419
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	<u>\$403,419</u>	Total	<u>\$403,419</u>

ORIGINAL VALUE		NEW VALUE (No Change)	
2071-33-1-11-001			
Land	\$14,616	Land	\$14,616
Improvements	\$484,403	Improvements	\$484,403
Personal	\$0	Personal	\$0
Total	<u>\$499,019</u>	Total	<u>\$499,019</u>

ORIGINAL VALUE		NEW VALUE (No Change)	
2071-33-1-01-013			
Land	\$360,398	Land	\$360,398
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	<u>\$360,398</u>	Total	<u>\$360,398</u>

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SUSAN L. WALKER
ARAPAHOE COUNTY BOARD OF EQUALIZATION

ORIGINAL VALUE

2071-33-2-14-001

Land	\$46,806
Improvements	\$2,887,094
Personal	\$0
Total	\$2,933,900

NEW VALUE**(2011)**

Land	\$46,806
Improvements	\$2,061,323
Personal	\$0
Total	\$2,108,129

ORIGINAL VALUE

2077-33-2-14-002

Land	\$53,984
Improvements	\$0
Personal	\$0
Total	\$53,984

NEW VALUE**(No Change)**

Land	\$53,984
Improvements	\$0
Personal	\$0
Total	\$53,984

ORIGINAL VALUE

2071-33-2-14-003

Land	\$54,245
Improvements	\$0
Personal	\$0
Total	\$54,245

NEW VALUE**(No Change)**

Land	\$54,245
Improvements	\$0
Personal	\$0
Total	\$54,245

ORIGINAL VALUE

2071-33-2-14-004

Land	\$6,525
Improvements	\$0
Personal	\$0
Total	\$6,525

NEW VALUE**(No Change)**

Land	\$6,525
Improvements	\$0
Personal	\$0
Total	\$6,525

ORIGINAL VALUE

2071-33-3-04-024

Land	\$77,343
Improvements	\$0
Personal	\$0
Total	\$77,343

NEW VALUE**(No Change)**

Land	\$77,343
Improvements	\$0
Personal	\$0
Total	\$77,343

ORIGINAL VALUE

2071-33-4-08-001

Land	\$49,938
Improvements	\$0
Personal	\$0
Total	\$49,938

NEW VALUE**(No Change)**

Land	\$49,938
Improvements	\$0
Personal	\$0
Total	\$49,938

Total	\$4,438,771
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Total	\$3,613,000
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The valuation, as established above, shall be binding only with respect to the tax year 2011.

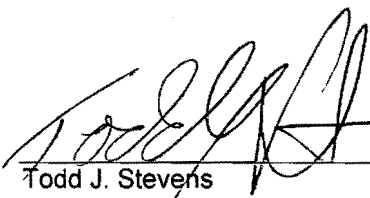
Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled.

DATED the 8 day of June 2012.

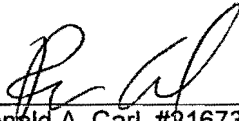
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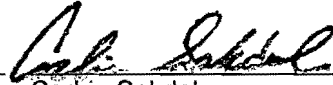
BARBARA ROY



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Corbin Sakdol
Arapahoe County Assessor
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