# BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

5325 S. VALENTIA WAY LLC,

v.

Respondent:

ARAPAHOE COUNTY BOARD OF EQUALIZATION.

### ORDER ON STIPULATION

Docket Number: 62416

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.: 2075-16-1-06-003

Category: Valuation Property Type: Commercial Real

- 2. Petitioner is protesting the 2013 actual value of the subject property.
- 3. The parties agreed that the 2013 actual value of the subject property should be reduced to:

**Total Value:** 

\$975,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

## **ORDER:**

Respondent is ordered to reduce the 2013 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 27th day of December 2013.

#### **BOARD OF ASSESSMENT APPEALS**

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

Cara McKeller

Dearen Lordin

Debra A. Baumbach



#### BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER 62416

STATE OF COLORADO ED OF ASSESSMENT APPEALS

2013 DEC 20 AM 10: 53

STIPULATION as To Tax Years 2013/2014 Actual Value

5325 S. VALENTIA WAY LLC,

Petitioner.

VS.

ARAPAHOE COUNTY BOARD OF EQUALIZATION.

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year(s) 2013/2014 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: **5325 South Valentia Way**, County Schedule Number: **2075-16-1-06-003**.

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

The parties have agreed that the 2013/2014 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
2013/2014		2013/2014	
Land	\$329,989	Land	\$329,989
Improvements	\$870,011	Improvements	\$645,011
Personal		Personal	
Total Total	\$1,200,000	Total	\$975,000

The valuation, as established above, shall be binding only with respect to the tax years 2013/2014. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled. Petitioners agree to waive the right to any further appeal of 2075-16-1-06-003 for the assessment years covered by this Stipulation. Respondent reserves the right to account for any value added or subtracted by any 'unusual conditions' that may have occurred between 1/1/2013 and 1/1/2014. Petitioner does not waive the right to dispute any value added or subtracted by any 'unusual condition' so accounted for by the Assessor.

DATED the

day of

2013.

Todd J. Stevens Stevens & Associates Inc. 9635 Maroon Circle, #450 Englewood, CO 80112

Englewood, CO 80112 303) 347-1878

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

Littleton, CO 80120-1136 (303) 795-4639

Corbin Sakdol Arapahoe County Assessor 5334 S. Prince St. Littleton, CO 80120-1136 (303) 795-4600