

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62460
Petitioner: BRCP AURORA MARKETPLACE 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.: 1973-35-2-22-001+6

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: \$21,709,040

(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 28th day of February 2014.

BOARD OF ASSESSMENT APPEALS

Debra A. Baumbach

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

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

Cara McKeller

Cara McKeller



STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
 STATE OF COLORADO
DOCKET NUMBER 62460
 STIPULATION as To Tax Years 2013/2014 Actual Value

STATE OF COLORADO
 BD OF ASSESSMENT APPEALS
 2014 FEB 25 AM 9:24

BRCP AURORA MARKETPLACE 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: **3005, 3015, 3033, 3035, 3055 South Parker Road and 11050 East Bethany Road**, County Schedule Numbers: **1973-35-2-22-006, 1973-35-2-22-007, 1973-35-2-22-001, 1973-35-2-22-002, 1973-35-2-22-003, 1973-35-2-22-005, and 1973-35-2-06-019.**

A brief narrative as to why the reduction was made: Analyzed 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	
1973-35-2-22-006		2013/2014	
Land	\$1,275,309	Land	\$1,275,309
Improvements	\$724,691	Improvements	\$424,691
Personal		Personal	
Total	\$2,000,000	Total	\$1,700,000
1973-35-2-22-007		2013/2014	
Land	\$1,105,551	Land	\$1,105,551
Improvements	\$2,390,449	Improvements	\$1,294,449
Personal		Personal	
Total	\$3,496,000	Total	\$2,400,000
1973-35-2-22-001		2013/2014	
Land	\$1,471,716	Land	\$1,471,716
Improvements	\$7,128,284	Improvements	\$4,528,284
Personal		Personal	
Total	\$8,600,000	Total	\$6,000,000

**ORIGINAL VALUE
1973-35-2-22-002**

Land	\$1,550,520
Improvements	\$8,149,480
Personal	
Total	<u>\$9,700,000</u>

**NEW VALUE
2013/2014**

Land	\$1,550,520
Improvements	\$5,449,480
Personal	
Total	<u>\$7,000,000</u>

**ORIGINAL VALUE
1973-35-2-22-003**

Land	\$1,054,584
Improvements	\$1,695,416
Personal	
Total	<u>\$2,750,000</u>

**NEW VALUE
2013/2014**

Land	\$1,054,584
Improvements	\$1,845,416
Personal	
Total	<u>\$2,900,000</u>

**ORIGINAL VALUE
1973-35-2-22-005**

Land	\$1,337,643
Improvements	\$662,357
Personal	
Total	<u>\$2,000,000</u>

**NEW VALUE
2013/2014**

Land	\$1,337,643
Improvements	\$362,357
Personal	
Total	<u>\$1,700,000</u>

**ORIGINAL VALUE
1973-35-2-06-019**

Land	\$300
Improvements	\$8,740
Personal	
Total	<u>\$9,040</u>

**NEW VALUE
2013/2014**

Land	\$300
Improvements	\$8,740
Personal	
Total	<u>\$9,040</u>

TOTAL

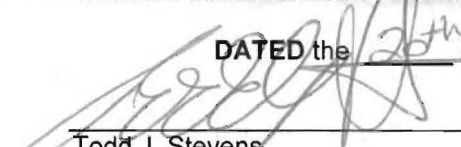
\$28,555,040

\$21,709,040

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 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 20th day of January 2014.


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ATTORNEY'S OFFICE