

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

1313 Sherman Street, Room 315  
Denver, Colorado 80203

**Docket Number: 63078**

Petitioner:

**CRP-2 CHAPARRAL 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.: 2075-25-3-05-001+4**

**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:            \$8,685,000**

(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 11th day of April 2014.

**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



STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 63078  
2014 APR -1 AM 9:41  
**STIPULATION as To Tax Years 2013/2014 Actual Value**

**CRP-2 CHAPARRAL 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: **7315 South Revere Parkway, 7257 South Revere Parkway, 7297 South Revere Parkway, 7307 South Revere Parkway, and 7337 South Revere Parkway**; County Schedule Numbers: **2075-25-3-05-001, 2075-25-3-05-002, 2075-25-3-05-003, 2075-25-3-05-004 and 2075-25-3-05-005.**

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

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

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2075-25-3-05-001</b>		<b>2013/2014</b>	
Land	\$1,862,756	Land	\$1,862,756
Improvements	\$3,160,244	Improvements	\$2,917,975
Personal		Personal	
Total	\$5,023,000	Total	\$4,780,731
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2075-25-3-05-002</b>		<b>2013/2014</b>	
Land	\$304,920	Land	\$304,920
Improvements	\$648,080	Improvements	\$536,578
Personal		Personal	
Total	\$953,000	Total	\$841,498
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2075-25-3-05-003</b>		<b>2013/2014</b>	
Land	\$330,225	Land	\$330,225
Improvements	\$836,775	Improvements	\$700,039
Personal		Personal	
Total	\$1,167,000	Total	\$1,030,264

**ORIGINAL VALUE  
2075-25-3-05-004**

Land	\$297,906
Improvements	\$914,094
Personal	
<b>Total</b>	<b>\$1,212,000</b>

**NEW VALUE  
2013/2014**

Land	\$297,906
Improvements	\$570,698
Personal	
<b>Total</b>	<b>\$868,604</b>

**ORIGINAL VALUE  
2075-25-3-05-005**

Land	\$407,071
Improvements	\$910,929
Personal	
<b>Total</b>	<b>\$1,318,000</b>

**NEW VALUE  
2013/2014**

Land	\$407,071
Improvements	\$756,832
Personal	
<b>Total</b>	<b>\$1,163,903</b>

**TOTAL**

**\$9,673,000**

**\$8,685,000**

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 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 28th day of February, 2014.

M. Van Donselaar

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ARAPAHOE COUNTY  
MAR 4 - 5 2014  
PROPERTY OFFICE