

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 63398
Petitioner: J-R MOTOR COMPANY SOUTH, v. Respondent: ARAPAHOE COUNTY BOARD OF COMMISSIONERS.	
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.: 2075-23-3-27-001+1

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 11-12 actual value of the subject property.
3. The parties agreed that the 11-12 actual value of the subject property should be reduced to:

Total Value: \$10,115,354
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 11-12 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 63398
 STIPULATION as To Tax Years 2011/2012 Actual Value

STATE OF COLORADO
 BOARD OF ASSESSMENT APPEALS
 2014 APR -1 AM 9:41

J-R MOTOR COMPANY SOUTH,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year(s) 2011/2012 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: **10531 East Arapahoe Road,** County Schedule Numbers: **2075-23-3-27-001 and 2075-23-3-30-001.**

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

The parties have agreed that the 2011/2012 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
2075-23-3-27-001		NO CHANGE	
Land	\$5,783,860	Land	\$5,783,860
Improvements	\$2,866,140	Improvements	\$2,866,140
Personal		Personal	
Total	\$8,650,000	Total	\$8,650,000
 ORIGINAL VALUE		 NEW VALUE	
2075-23-3-30-001		2011/2012	
Land	\$2,076,024	Land	\$1,384,016
Improvements	\$81,338	Improvements	\$81,338
Personal		Personal	
Total	\$2,157,362	Total	\$1,465,354
 TOTAL	 \$10,807,362		 \$10,115,354

The valuation, as established above, shall be binding only with respect to the tax years 2011/2012. 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.

DATED the 3rd day of March 2014.

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ARAPAHOE COUNTY
MAR 8 2011
PROPERTY OFFICE