

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 64709
Petitioner: BLC-II LLC, 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.: 2071-19-1-01-002+7

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: \$16,509,000
 (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 3rd day of December 2014.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

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



Berkeley Lard - CO-Denver

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 64709
STIPULATION as To Tax Years 2011/2012 Actual Value

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2014 NOV 24 AM 9:22

BLC II LLC,

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: **24112 East Orchard Road, 6369 South Southlands Parkway, 6379 South Southlands Parkway, 23903 East Prospect Avenue, 23963 East Prospect Avenue, 24102 East Prospect Avenue, 23902 East Prospect Avenue and 24272 East Prospect Avenue**, County Schedule Numbers: **2071-19-1-01-002, 2071-19-3-01-001, 2071-19-3-01-003, 2071-19-3-02-001, 2071-19-3-02-002, 2071-19-3-02-005, 2071-19-3-02-009, and 2071-19-4-01-004.**

A brief narrative as to why the reduction was made: Analyzed 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	
2071-19-1-01-002		2011/2012	
Land	\$1,303,710	Land	\$1,303,710
Improvements	\$1,115,490	Improvements	\$937,845
Personal	\$0	Personal	\$0
Total	<u>\$2,419,200</u>	Total	<u>\$2,241,555</u>

ORIGINAL VALUE		NEW VALUE	
2071-19-3-01-001		(No Change)	
Land	\$1,078,110	Land	\$1,078,110
Improvements	\$367,890	Improvements	\$367,890
Personal	\$0	Personal	\$0
Total	<u>\$1,446,000</u>	Total	<u>\$1,446,000</u>

ORIGINAL VALUE		NEW VALUE	
2071-19-3-01-003		(No Change)	
Land	\$1,078,110	Land	\$1,078,110
Improvements	\$526,890	Improvements	\$526,890
Personal	\$0	Personal	\$0
Total	<u>\$1,605,000</u>	Total	<u>\$1,605,000</u>

**ORIGINAL VALUE
2071-19-3-02-001**

Land \$1,849,391
Improvements \$1,131,409
Personal \$0
Total \$2,980,800

**NEW VALUE
2011/2012**

Land \$1,849,391
Improvements \$951,230
Personal \$0
Total \$2,800,621

**ORIGINAL VALUE
2071-19-3-02-002**

Land \$1,884,750
Improvements \$1,096,050
Personal \$0
Total \$2,980,800

**NEW VALUE
2011/2012**

Land \$1,884,750
Improvements \$921,502
Personal \$0
Total \$2,806,252

**ORIGINAL VALUE
2071-19-3-02-005**

Land \$901,695
Improvements \$498,305
Personal \$0
Total \$1,400,000

**NEW VALUE
(No Change)**

Land \$901,695
Improvements \$498,305
Personal \$0
Total \$1,400,000

**ORIGINAL VALUE
2071-19-3-02-009**

Land \$1,149,990
Improvements \$908,010
Personal \$0
Total \$2,058,000

**NEW VALUE
(No Change)**

Land \$1,149,990
Improvements \$908,010
Personal \$0
Total \$2,058,000

**ORIGINAL VALUE
2071-19-4-01-004**

Land \$1,419,075
Improvements \$880,925
Personal \$0
Total \$2,300,000

**NEW VALUE
2011/2012**

Land \$1,419,075
Improvements \$732,497
Personal \$0
Total \$2,151,572

TOTAL

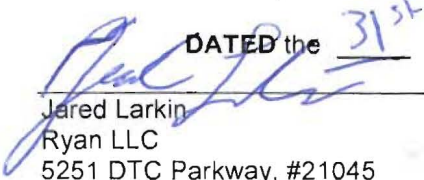
\$17,189,800

\$16,509,000

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 31st day of October 2014.


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