

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 64762

Petitioner:

SITUS INVESTORS LLC

v.

Respondent:

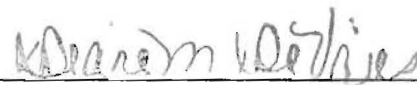
ARAPAHOE COUNTY BOARD OF EQUALIZATION

AMENDMENT TO ORDER (On Stipulation)

THE BOARD OF ASSESSMENT APPEALS hereby amends its February 6, 2015 Order in the above-captioned appeal to reflect that the correct stipulated amount should be \$ 5,100,000 . In all other respects, the February 6, 2015 Order shall remain in full force and effect.

DATED/MAILED this 19th day of February, 2015.

BOARD OF ASSESSMENT APPEALS



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

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 64762
Petitioner: SITUS INVESTORS 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.: 1971-34-3-00-085

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2014 actual value of the subject property.
3. The parties agreed that the 2014 actual value of the subject property should be reduced to:

Total Value: \$1,850,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2014 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 6th day of February 2015.

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

CM



STATE OF COLORADO
BD OF ASSESSMENT APPEALS
2015 FEB -5 AM 10:28

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 64762
STIPULATION as To Tax Year 2014 Actual Value

SITUS INVESTORS LLC,

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 2014 valuation of the property listed in this Petition and jointly moves 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: **3333 South Bannock Street;** County Schedule Number: **1971-34-3-00-085.**

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

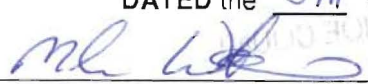
The parties have agreed that the 2014 actual value of the subject property should be reduced as follows:

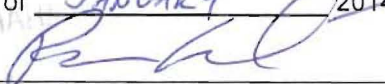
ORIGINAL VALUE		NEW VALUE	
2014		2014	
Land	\$607,744	Land	\$607,744
Improvements	\$4,892,256	Improvements	\$4,492,256
Personal		Personal	
Total	<u>\$5,500,000</u>	Total	<u>\$5,100,000</u>

The valuation, as established above, shall be binding only with respect to the tax years 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 5TH day of JANUARY 2015 2014.


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