

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 64816

Petitioner:

**SADDLE ROCK AURORA LLC AND SADDLE
ROCK AURORA II, 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.: 2071-19-2-01-003+3

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: \$10,300,000

(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 21st day of January 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

CM

Cara McKeller



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 64816
STIPULATION as To Tax Years 2014 Actual Value

2015 JAN 12 AM 9:22

SADDLE ROCK AURORA, LLC and SADDLE ROCK AURORA II, LLC,

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondents.

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: **6040 South Gun Club Road, 6180 South Gun Club Road, 6200 South Gun Club Road, and 6240 South Gun Club Road**; County Schedule Numbers: **2071-19-2-01-003, 2071-19-2-01-005, 2071-19-2-01-006 and 2071-19-2-01-009.**

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

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

ORIGINAL VALUE		NEW VALUE	
2071-19-2-01-003		2014	
Land	\$1,752,880	Land	\$1,752,880
Improvements	\$2,752,120	Improvements	\$2,601,633
Personal		Personal	
Total	<u>\$4,505,000</u>	Total	<u>\$4,354,513</u>
2071-19-2-01-005		2014	
Land	\$1,859,320	Land	\$1,859,320
Improvements	\$2,165,680	Improvements	\$2,047,260
Personal		Personal	
Total	<u>\$4,025,000</u>	Total	<u>\$3,906,580</u>
2071-19-2-01-006		(no change)	
Land	\$938,250	Land	\$938,250
Improvements	\$361,750	Improvements	\$361,750
Personal		Personal	
Total	<u>\$1,300,000</u>	Total	<u>\$1,300,000</u>
2071-19-2-01-009		2014	
Land	\$339,670	Land	\$339,670
Improvements	\$422,330	Improvements	\$399,237
Personal		Personal	
Total	<u>\$762,000</u>	Total	<u>\$738,907</u>

TOTAL

\$10,592,000

\$10,300,000

The valuation, as established above, shall be binding only with respect to the tax year 2014. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

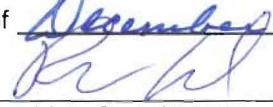
Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled. Petitioners agree to waive the right to any further appeal for the assessment years covered by this Stipulation.

DATED the 13th day of December 2014.




Dan George

1st Net Real Estate Services Inc.
3333 S. Wadsworth Blvd., #200
Lakewood, Co 80227
(720) 962-5750



Ronald A. Carl, #21673

Arapahoe Cnty. Bd. Equalization
5334 S. Prince St.
Littleton, CO 80120-1136
(303) 795-4639



Corbin Sakdol

Arapahoe County Assessor
5334 S. Prince St.
Littleton, CO 80120-1136
(303) 795-4600