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| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203             | <b>Docket Number: 64886</b> |
| Petitioner:<br><b>JAPAN CENTER KABUKI II, LLC,</b><br><br>v.<br>Respondent:<br><b>ARAPAHOE COUNTY BOARD OF<br/>EQUALIZATION.</b> |                             |
| <b>ORDER ON STIPULATION</b>  |                             |

**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.: 2073-09-3-43-001**  
  
**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:            \$2,051,250**  
(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

*CJK*  
\_\_\_\_\_  
Cara McKeller



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 64886  
STIPULATION as To Tax Years 2013/2014 Actual Value

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2015 JAN 12 AM 9:22

JAPAN CENTER KABUKI II, LLC,

Petitioners,

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.

Subject property is classified as **COMMERCIAL** and described as follows: **16950 East Smoky Hill Road;** County Schedule Number: **2073-09-3-43-001.**

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

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

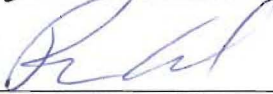
| ORIGINAL VALUE<br>2013/2014 |                    | NEW VALUE<br>2013/2014 |                    |
|-----------------------------|--------------------|------------------------|--------------------|
| Land                        | \$574,990          | Land                   | \$574,990          |
| Improvements                | \$1,613,010        | Improvements           | \$1,476,260        |
| Personal                    |                    | Personal               |                    |
| Total                       | <u>\$2,188,000</u> | Total                  | <u>\$2,051,250</u> |


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.

DATED the 15<sup>th</sup> day of December 2014.

  
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Arapahoe County Assessor  
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