

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 65213</b>
Petitioner: <b>CH CONIFER CREEK COMMUNITIES,</b>  v. Respondent: <b>ARAPAHOE COUNTY BOARD OF COMMISSIONERS.</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.: 1973-25-2-19-001+1**

**Category: Abatement      Property Type: Commercial Real**
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:  

**Total Value:            \$37,550,000**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2013 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 20th 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*  
\_\_\_\_\_  
Cara McKeller



STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

BOARD OF ASSESSMENT APPEALS

STATE OF COLORADO

DOCKET NUMBER 65213

2015 FEB 18 AM 9:55

STIPULATION as To Tax Years 2013 Actual Value

CH CONIFER CREEK COMMUNITIES,

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year(s) 2013 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: **2205 S. Racine Way and 12775 East Pacific Drive**; County Schedule Numbers: **1973-25-2-19-001 and 1973-25-2-21-001**.

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

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

ORIGINAL VALUE		NEW VALUE	
<b>1973-25-2-19-001</b>		<b>2013</b>	
Land	\$3,248,000	Land	\$3,248,000
Improvements	\$15,239,500	Improvements	\$14,952,550
Personal		Personal	
Total	<u>\$18,487,500</u>	Total	<u>\$18,200,550</u>
<b>1973-25-2-21-001</b>		<b>2013</b>	
Land	\$3,472,000	Land	\$3,472,000
Improvements	\$16,190,500	Improvements	\$15,877,450
Personal		Personal	
Total	<u>\$19,662,500</u>	Total	<u>\$19,349,450</u>
<b>TOTAL</b>	<b>\$38,150,000</b>		<b>\$37,550,000</b>

The valuation, as established above, shall be binding only with respect to the tax years 2013. 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 year covered by this Stipulation.

DATED the 19<sup>th</sup> day of January 2015.



~~Ian James~~  
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*Matthew W. Polizzo*



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