

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 65216</b>
Petitioner: <b>PROSPECT VILLAGE LP,</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.: 1973-27-1-42-001+2**

**Category: Abatement      Property Type: Mixed Use**
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:            \$50,368,173**

(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 11th day of March 2015.

**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



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 65216  
STIPULATION as To Tax Years 2013 Actual Value**

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS  
2015 MAR -9 AM 9:06

**PROSPECT VILLAGE LP,**

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: **9601 East Iliff Avenue;** County Schedule Numbers: **1973-27-1-42-001, 1973-27-2-35-001 and 1973-27-2-35-002.**

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

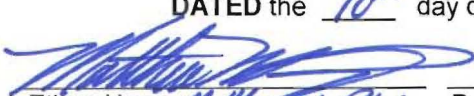
The parties have agreed that the 2013 actual value of the subject property should be reduced as follows:

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>1973-27-1-42-001</b>		<b>2013</b>	
Land	\$716,130	Land	\$501,291
Improvements	\$0	Improvements	\$33,078
Personal		Personal	
Total	\$716,130	Total	\$534,369
 <b>ORIGINAL VALUE</b>		 <b>NEW VALUE</b>	
<b>1973-27-2-35-001</b>		<b>2013</b>	
Land	\$8,234,635	Land	\$8,234,635
Improvements	\$42,017,295	Residential Imp.	\$40,871,275
Personal		Commercial Imp.	\$364,130
		Personal	
Total	\$50,251,930	Total	\$49,470,040
 <b>ORIGINAL VALUE</b>		 <b>NEW VALUE</b>	
<b>1973-27-2-35-002</b>		<b>2013</b>	
Land	\$495,000	Land	\$346,500
Improvements	\$0	Improvements	\$17,264
Personal		Personal	
Total	\$495,000	Total	\$363,764
 <b>TOTAL</b>	 <b>\$51,463,060</b>	 <b>TOTAL</b>	 <b>\$50,368,173</b>

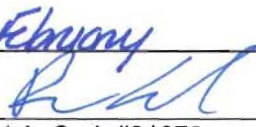
The valuation, as established above, shall be binding only with respect to the tax years 2013. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

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.

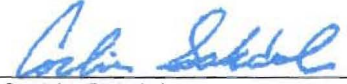
DATED the 10<sup>th</sup> day of February 2015.



Ethan Horn  
Ryan, LLC  
5251 DTC Pkwy., #1045  
Greenwood Village, CO 80111  
(720) 524-0022



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