

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 65494
Petitioner: LDCA PERM, LLC, v. Respondent: ARAPAHOE COUNTY BOARD OF COMMISSIONERS.	
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.: 1975-18-2-10-002

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: \$2,500,000

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

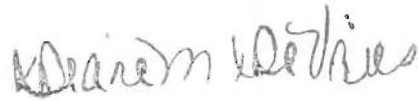
ORDER:

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 March 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
DOCKET NUMBER 65494
STIPULATION as To Tax Years 2013 Actual Value

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2015 MAR 18 AM 9:09

LDCA PERM, LLC,

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 2013 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: **14401 East Exposition Avenue**; County Schedule Number: **1975-18-2-10-002**.

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

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

ORIGINAL VALUE 2013		NEW VALUE 2013	
Land	\$1,514,258	Land	\$1,514,258
Improvements	\$1,435,742	Improvements	\$985,742
Personal		Personal	
Total	<u>\$2,950,000</u>	Total	<u>\$2,500,000</u>

The valuation, as established above, shall be binding only with respect to the tax year 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 19th day of Feb 2015.


Dan George
1st Net Real Estate Services
3333 S. Wadsworth Blvd., 200D
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