

|   |                             |
|---|-----------------------------|
| <b>BOARD OF ASSESSMENT APPEALS,<br/>STATE OF COLORADO</b><br>1313 Sherman Street, Room 315<br>Denver, Colorado 80203          | <b>Docket Number: 65496</b> |
| Petitioner:<br><b>STERLING RIDGE LLLP,</b><br><br>v.<br><br>Respondent:<br><b>ARAPAHOE COUNTY BOARD OF<br/>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.: 1975-27-3-82-001**

**Category: Abatement      Property Type: Vacant Land**
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:            \$620,000**

(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 1st day of April 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  
**BOARD OF ASSESSMENT APPEALS**  
 STATE OF COLORADO  
 DOCKET NUMBER 65496  
 STIPULATION as To Tax Years 2013 Actual Value

STATE OF COLORADO  
 BOARD OF ASSESSMENT APPEALS  
 2015 MAR 27 AM 10:36

**STERLING RIDGE LLLP,**

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 **VACANT LAND** and described as follows: County Schedule Number **1975-27-3-82-001**.

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

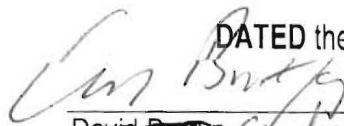
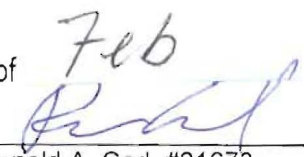
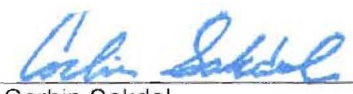
The parties have agreed that the 2013 actual value of the subject property should be reduced as follows:

| ORIGINAL VALUE |           | NEW VALUE    |           |
|----------------|-----------|--------------|-----------|
| 2013           |           | 2013         |           |
| Land           | \$907,000 | Land         | \$620,000 |
| Improvements   | \$        | Improvements | \$        |
| Personal       | \$        | Personal     | \$        |
| Total          | \$907,000 | Total        | \$620,000 |

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 27<sup>th</sup> day of Feb 2015

|  |  |  |
|--|--|--|
| <br><hr/> <del>David Burrup</del><br>Elite Property Services, Inc.<br>6000 E. Evans Ave., Suite 1-426<br>Denver, CO 80222<br>(303) 355-5871 | <br><hr/> Ronald A. Carl, #21673<br>Arapahoe Cnty. Bd. Equalization<br>5334 S. Prince St.<br>Littleton, CO 80120-1136<br>(303) 795-4639 | <br><hr/> Corbin Sakdol<br>Arapahoe County Assessor<br>5334 S. Prince St.<br>Littleton, CO 80120-1136<br>(303) 795-4600 |
|--|--|--|

ATTORNEY'S OFFICE