

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 65498</b>
Petitioner: <b>COLORADO MCDONALD ENTERPRISES LLLP,</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.: 2077-33-4-05-003+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:            \$3,335,000**  
 (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 13th 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 65498  
 STIPULATION as To Tax Year 2013 Actual Value

2015 APR -8 AM 9: 08

**COLORADO McDONALD ENTERPRISES, LLLP,**

Petitioner,

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: **8101 Southpark Way**, County Schedule Number: **2077-33-4-05-011 and 2077-33-4-05-003.**

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>2077-33-4-05-011</b>		<b>2013</b>	
Land	\$925,400	Land	\$925,400
Improvements	\$2,277,600	Improvements	\$1,885,960
Personal	\$	Personal	\$
Total	\$3,203,000	Total	\$2,811,360
 <b>ORIGINAL VALUE</b>		 <b>NEW VALUE</b>	
<b>2077-33-4-05-003</b>		<b>2013</b>	
Land	\$465,440	Land	\$465,440
Improvements	\$58,216	Improvements	\$58,200
Personal	\$	Personal	\$
Total	\$523,656	Total	\$523,640
 Total	 \$3,726,656	 Total	 \$3,335,000

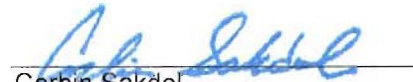
The valuation, as established above, shall be binding only with respect to the tax year 2013. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

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 years covered by this Stipulation.

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

  
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