

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 65617
Petitioner: AW SOUTHGLENN, 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.: 2077-26-1-30-019

Category: Abatement Property Type: Commercial Real
2. Petitioner is protesting the 2011 actual value of the subject property.
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:

Total Value: \$4,900,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2011 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 2nd day of July 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.

CM

Cara McFeller

Debra A. Baumbach

Debra A. Baumbach



STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
DOCKET NUMBER 65617
STIPULATION as To Tax Year 2011 Actual Value

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2015 JUN 30 AM 9:46

AW SOUTHGLENN, LLC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

ARAPAHOE COUNTY
JUN 08 2015
ATTORNEY'S OFFICE

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 2011 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: **Lot 5, Block 1, Filing 1, Unit 3A**; County Schedule Number **2077-26-1-30-019**.

A brief narrative as to why the reduction was made: Considered market lease rate and excess vacancy at the June 30, 2010 date of value. Income approach supported the settlement value.

The parties have agreed that the 2011 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
2011		2011	
Land	\$836,244	Land	\$836,244
Improvements	\$4,404,756	Improvements	\$4,063,756
Personal	\$	Personal	\$
Total	\$5,241,000	Total	\$4,900,000

The valuation, as established above, shall be binding only with respect to the tax year 2011. 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 30th day of June 2015.


Kendra L. Goldstein, Esq.
Sterling Property Tax Specialists
950 S. Cherry St., Suite 320
Denver, CO 80246
(303) 757-8865


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