

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 65937
Petitioner: SILVER CLIFF APARTMENTS LLC v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION	
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.: 2071-15-2-01-036+15

Category: Valuation Property Type: Residential
2. Petitioner is protesting the 2015 actual value of the subject property.
3. The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value: \$31,200,000

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

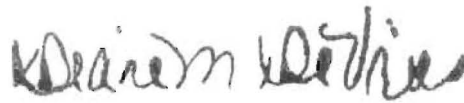
ORDER:

Respondent is ordered to reduce the 2015 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 November 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.



Tisha Luna



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BOARD OF ASSESSMENT APPEALS
 STATE OF COLORADO
 DOCKET NUMBER 65937
 STIPULATION as To Tax Years 2015/2016 Actual Value

SILVER CLIFF APARTMENTS, LLC,

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax years 2015/2016 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 petitioners and respondent have resulted in the following agreement:

Subject property is classified as RESIDENTIAL and described as follows: 5109 South Delaware Street; County Schedule Number: 2077-15-2-01-036, 2077-15-2-01-068, 2077-15-2-01-069, 2077-15-2-01-070, 2077-15-2-01-071, 2077-15-2-01-072, 2077-15-2-01-073, 2077-15-2-01-074, 2077-15-2-01-075, 2077-15-2-01-076, 2077-15-2-01-077, 2077-15-2-01-078, 2077-15-2-01-079, 2077-15-2-01-084, 2077-15-2-01-085, 2077-15-2-01-086, 2077-15-2-01-087, 2077-15-2-01-088 and 2077-15-2-22-001.

A brief narrative as to why the reduction was made: Property inspection and comparable sales adjusted to the subject indicate a lower value is appropriate.

The parties have agreed that the 2015/2016 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
2077-15-2-01-036		No Change	
Land	\$500	Land	\$500
Improvements	\$	Improvements	\$
Personal		Personal	
Total	\$500	Total	\$500

ORIGINAL VALUE		NEW VALUE	
2077-15-2-01-068		2015/2016	
Land	\$153,000	Land	\$153,000
Improvements	\$1,827,000	Improvements	\$1,646,910
Personal		Personal	
Total	\$1,980,000	Total	\$1,799,910

ORIGINAL VALUE		NEW VALUE	
2077-15-2-01-069		2015/2016	
Land	\$153,000	Land	\$153,000
Improvements	\$1,827,000	Improvements	\$1,646,910
Personal		Personal	
Total	\$1,980,000	Total	\$1,799,910

ORIGINAL VALUE 2077-15-2-01-070		NEW VALUE 2015/2016	
Land	\$153,000	Land	\$153,000
Improvements	\$1,827,000	Improvements	\$1,646,910
Personal		Personal	
Total	<u>\$1,980,000</u>	Total	<u>\$1,799,910</u>

ORIGINAL VALUE 2077-15-2-01-071		NEW VALUE 2015/2016	
Land	\$153,000	Land	\$153,000
Improvements	\$1,827,000	Improvements	\$1,646,910
Personal		Personal	
Total	<u>\$1,980,000</u>	Total	<u>\$1,799,910</u>

ORIGINAL VALUE 2077-15-2-01-072		NEW VALUE 2015/2016	
Land	\$153,000	Land	\$153,000
Improvements	\$1,827,000	Improvements	\$1,646,910
Personal		Personal	
Total	<u>\$1,980,000</u>	Total	<u>\$1,799,910</u>

ORIGINAL VALUE 2077-15-2-01-073		NEW VALUE No Change	
Land	\$500	Land	\$500
Improvements	\$	Improvements	\$
Personal		Personal	
Total	<u>\$500</u>	Total	<u>\$500</u>

ORIGINAL VALUE 2077-15-2-01-074		NEW VALUE No Change	
Land	\$500	Land	\$500
Improvements	\$	Improvements	\$
Personal		Personal	
Total	<u>\$500</u>	Total	<u>\$500</u>

ORIGINAL VALUE 2077-15-2-01-075		NEW VALUE 2015/2016	
Land	\$153,000	Land	\$153,000
Improvements	\$1,827,000	Improvements	\$1,646,910
Personal		Personal	
Total	<u>\$1,980,000</u>	Total	<u>\$1,799,910</u>

ORIGINAL VALUE 2077-15-2-01-076		NEW VALUE 2015/2016	
Land	\$153,000	Land	\$153,000
Improvements	\$1,827,000	Improvements	\$1,646,910
Personal		Personal	
Total	<u>\$1,980,000</u>	Total	<u>\$1,799,910</u>

ORIGINAL VALUE 2077-15-2-01-077		NEW VALUE 2015/2016	
Land	\$153,000	Land	\$153,000
Improvements	\$1,827,000	Improvements	\$1,646,910
Personal		Personal	
Total	<u>\$1,980,000</u>	Total	<u>\$1,799,910</u>

**ORIGINAL VALUE
2077-15-2-01-078**

Land \$153,000
Improvements \$1,827,000
Personal
Total \$1,980,000

**NEW VALUE
2015/2016**

Land \$153,000
Improvements \$1,646,910
Personal
Total \$1,799,910

**ORIGINAL VALUE
2077-15-2-01-079**

Land \$153,000
Improvements \$1,827,000
Personal
Total \$1,980,000

**NEW VALUE
2015/2016**

Land \$153,000
Improvements \$1,646,910
Personal
Total \$1,799,910

**ORIGINAL VALUE
2077-15-2-01-084**

Land \$153,000
Improvements \$1,827,000
Personal
Total \$1,980,000

**NEW VALUE
2015/2016**

Land \$153,000
Improvements \$1,646,910
Personal
Total \$1,799,910

**ORIGINAL VALUE
2077-15-2-01-085**

Land \$153,000
Improvements \$1,827,000
Personal
Total \$1,980,000

**NEW VALUE
2015/2016**

Land \$153,000
Improvements \$1,646,910
Personal
Total \$1,799,910

**ORIGINAL VALUE
2077-15-2-01-086**

Land \$153,000
Improvements \$1,827,000
Personal
Total \$1,980,000

**NEW VALUE
2015/2016**

Land \$153,000
Improvements \$1,646,910
Personal
Total \$1,799,910

**ORIGINAL VALUE
2077-15-2-01-087**

Land \$153,000
Improvements \$1,827,000
Personal
Total \$1,980,000

**NEW VALUE
2015/2016**

Land \$153,000
Improvements \$1,646,910
Personal
Total \$1,799,910

**ORIGINAL VALUE
2077-15-2-01-088**

Land \$255,000
Improvements \$3,045,000
Personal
Total \$3,300,000

**NEW VALUE
2015/2016**

Land \$255,000
Improvements \$2,744,880
Personal
Total \$2,999,880

**ORIGINAL VALUE
2077-15-2-22-001**

Land \$255,000
Improvements \$3,045,000
Personal
Total \$3,300,000

**NEW VALUE
2015/2016**

Land \$255,000
Improvements \$2,744,880
Personal
Total \$2,999,880

TOTAL

\$34,321,500

\$31,200,000

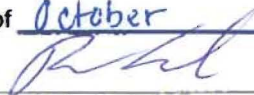
The valuation, as established above, shall be binding only with respect to the tax years 2015/2016. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value. Respondent reserves the right to account for any value added or subtracted by any "unusual conditions" (as defined in and limited by C.R.S. § 39-1-104(11)(b)(I)) that may have occurred between 1/1/2015 and 1/1/2016. Petitioner does not waive the right to dispute any value added or subtracted by any "unusual condition" so accounted for by the Assessor.

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 20th day of October 2015.



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Corbin Sakdol
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