BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315	Docket Number:	66077			
Denver, Colorado 80203					
Petitioner:					
8000 SOUTHPARK 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:

۱.	Subject property is described as follows:					
	County Sch	edule No.:	2077-33-4-01-004+2			
	Category:	Valuation	Property Type:	Commercial		

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:\$4,550,000(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 7th day of April 2016.

### **BOARD OF ASSESSMENT APPEALS**

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of Assessment Appeals.

I hereby certify that this is a true and correct copy of the decision of the Board

Gordana Katardzic



## STATE OF COLORADO BO OF ASSESSMENT APPEALS

### 2016 MAR 31 PM 2: 57 BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER 66077 STIPULATION as To Tax Years 2015/2016 Actual Value

#### 8000 SOUTHPARK 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 petitioner and respondent have resulted in the following agreement:

Subject property is classified as COMMERCIAL and described as follows: 8000 Southpark Way County Schedule Numbers: 2077-33-4-03-005, 2077-33-4-01-004 and 2077-33-4-01-005.

A brief narrative as to why the reduction was made: Income, comparable sales and history of vacancy indicates that an adjustment to this value is correct.

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

ORIGINAL VALUE 2077-33-4-03-005 Land Improvements Personal Total	\$3,710,600 \$2,945,400 \$ \$6,656,000	NEW VALUE 2015/2016 Land Improvements Personal Total	\$1,750,000 \$1,550,000 \$ \$3,300,000
ORIGINAL VALUE 2077-33-4-01-004 Land Improvements Personal Total	\$574,298 \$ \$ \$574,298	NEW VALUE 2015/2016 Land Improvements Personal Total	\$270,000 \$ \$ \$270,000
ORIGINAL VALUE 2077-33-4-01-005 Land Improvements Personal Total	\$1,199,642 \$ \$ \$1,199,642	<b>NEW VALUE 2015/2016</b> Land Improvements Personal Total	\$980,000 \$ \$ \$980,000
TOTAL	\$8,429,942		\$4,550,000

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)(l)) 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 ARCH day of 2016.

Neil B. Oberfeld, #16992 Greenberg Traurig, LLP 1200 17<sup>th</sup> Street, Suite 2400 Denver, CO 80202 (303) 572-6500 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