BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

SHINE, HERMAN & MARIANNE 90% -

v.

Respondent:

1.

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:

Subject property is described as follows:

County Schedule No.:	1971-34-1-12-027	
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: \$2,396,656

(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.

Docket Number: 66107

DATED AND MAILED this 23rd day of March 2017.

BOARD OF ASSESSMENT APPEALS

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Diane M. DeVries

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Debra A. Baumbach

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

Gordana Katardzic

of Assessment Appeals.



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBERS 66107/69181 STIPULATION as To Tax Years 2015/2016 Actual Value

SHINE, HERMAN & MARIANNE 90%,

Petitioner,

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 move the Board of Assessment Appeals to enter its Order based on this stipulation. Discussions between the parties have resulted in the following agreement:

Subject property is classified as COMMERCIAL and described as follows: 3080 South Broadway, County Schedule Number: 1971-34-1-12-027.

A brief narrative as to why the reduction was made: Settlement reached through mediation.

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

ORIGINAL VALUE		NEW VALUE	
2015/2016		2015/2016	
Land	\$1,120,500	Land	\$1,120,500
Improvements	\$1,536,500	Improvements	\$1,276,156
Personal	\$	Personal	\$
Total	\$2,657,000	Total	\$2,396,656

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.

Both parties agree that the hearing before the Board of Assessment Appeals should 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.

day of Tu DATED the 2017.

Kendra L. Goldstein/#40136 Sterling Property Tax Spec., Inc. 950 S. Cherry Street, #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

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Marcus Scott Arapahoe County Assessor 5334 S. Prince St. Littleton, CO 80120-1136 (303) 795-4600