BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 Petitioner: GUTHRIE PARTNERS LP 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.: 1975-33-4-12-002

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: \$2,760,324

(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 23rd day of March 2017.

BOARD OF ASSESSMENT APPEALS

Dearem Willia

Diane M. DeVries

Debra A. Baumbach

correct copy of the decision of the Board of Assessment Appeals.

I hereby certify that this is a true and

Gordana Katardzio

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO **DOCKET NUMBERS 66125/69167** STIPULATION as To Tax Years 2015/2016 Actual Value

GUTHRIE PARTNERS LP,	2017
Petitioner,	TAR S
vs.	50 8
ARAPAHOE COUNTY BOARD OF EQUALIZATION,	A
Respondent.	ထ္

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: 18461 East Hampden Avenue, County Schedule Number: 1975-33-4-12-002.

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	\$1,537,965	Land	\$1,537,965
improvements	\$1,584,035	Improvements	\$1,222,359
Personal	\$	Personal	\$
Total	\$3,122,000	Total	\$2,760,324

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.

Kendra L. Goldstein, #40136

Sterling Property Tax Spec., Inc. 950 S. Cherry Street, #320

(303) 757-8865

Denver, CO 80246

Ronald A. Carl, #21673

Arapahoe Cnty. Bd. Equalization

5334 S. Prince St.

Littleton, CO 80120-1136

(303) 795-4639

Marcus Scott

Arapahoe County Assessor

5334 S. Prince St. Littleton, CO 80120-1136

(303) 795-4600