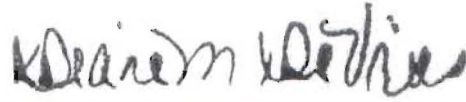


DATED AND MAILED this 25th day of March 2016.

BOARD OF ASSESSMENT APPEALS



Diane M. DeVries

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



Debra A. Baumbach



Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 66224
STIPULATION as To Tax Years 2015/2016 Actual Value**

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

2016 MAR 22 AM 10: 04

KINGSBOROUGH CROSSING, LLC,

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 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: **16860 East Iliff Avenue and 16880 East Iliff Avenue**, County Schedule Numbers: **1975-29-4-24-002 and 1975-29-4-31-001**.

A brief narrative as to why the reduction was made: Income approach based on actual income & expenses indicates 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		NEW VALUE	
1975-29-4-24-002		2015/2016	
Land	\$1,097,710	Land	\$1,097,710
Improvements	\$2,122,290	Improvements	\$1,841,290
Personal	\$	Personal	\$
Total	\$3,220,000	Total	\$2,939,000
 ORIGINAL VALUE		 NEW VALUE	
1975-29-4-31-001		Not Change	
Land	\$272,580	Land	\$272,580
improvements	\$301,420	Improvements	\$301,420
Personal	\$	Personal	\$
Total	\$574,000	Total	\$574,000
 TOTAL	 \$3,794,000		 \$3,513,000

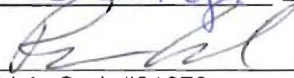
The valuation, as established above, shall be binding only with respect to the tax years 2015/2016. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value. Respondent reserves the right to account for any value added or subtracted by any "unusual 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 26 day of February 2016.



Dariush Bozorgpour
Property Tax Advisors
3090 S. Jamaica Court, #204
Aurora, CO 80014
(303) 368-0500



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