BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:	66336			
Petitioner: GRATO MONARCHS 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.:	2075-35-3-07-003			
	Category: Valuation	Property Type:	Commercial		
2.	Petitioner is protesting the 2015 actual value of the subject property.				
3.	The parties agreed that the	ne 2015 actual value of the subject prop	erty should be reduced to:		

Total Value: \$775,500 (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 2nd day of August 2016.

BOARD OF ASSESSMENT APPEALS

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Diane M. DeVries

Detra a. Baumbach

Debra A. Baumbach

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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



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO **DOCKET NUMBER 66336** STIPULATION as To Tax Years 2015/2016 Actual Value

STATE OF COLORADO BD OF ASSESSMENT APPEALS

GRATO MONARCHS, LLC,

Petitioners,

VS.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax years 2015 and 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: 16B Inverness Place East, County Schedule Number: 2075-35-3-07-003.

A brief narrative as to why the reduction was made: Value is \$125/sf, based on BAA decision at \$125/sf for 16A Inverness Place East.

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

ORIGINAL VALUE 2015/2016		NEW VALUE 2015/2016	
Land	\$219,624	Land	\$219,624
Improvements	\$558,776	Improvements	\$555,876
Personal	\$	Personal	\$
Total	\$778,400	Total	\$775,500

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 18 day of Jason Letman

Consultus Asset Valuation 68 Inverness Lane East, #105 Englewood, CO 80112 (303) 770-2420

35292 Ronald A. Carl, #21673 Arapahoe Cnty. Bd. Equalization 5334 S. Prince St. Littleton, CO 80120-1136 (303) 795-4639

VAL8

2016.

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

ALTORNEY'S DRAIGS