



**DATED AND MAILED** this 18th day of April 2016.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
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*

\_\_\_\_\_  
Debra A. Baumbach

*G. Katardzic*

\_\_\_\_\_  
Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS**  
**STATE OF COLORADO**  
**DOCKET NUMBER 66341**  
**STIPULATION as To Tax Years 2015/2016 Actual Value**

STATE OF COLORADO  
 BO OF ASSESSMENT APPEALS

2016 APR -6 AM 9:12

**GEUPEL FLP GATEWAY 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: **13701 EAST MISSISSIPPI AVENUE, #220,#240, #300, #310, #360, #370**, County Schedule Numbers: **1973-13-4-22-004, 1973-13-4-22-005, 1973-13-4-22-006, 1973-13-4-22-007, 1973-13-4-22-009 and 1973-13-4-22-010.**

A brief narrative as to why the reduction was made: Comparable market sales indicate 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:

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>1973-13-4-22-004</b>		<b>2015/2016</b>	
Land	\$54,564	Land	\$54,564
Improvements	\$238,386	Improvements	\$178,661
Personal	\$	Personal	\$
Total	\$292,950	Total	\$233,225
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>1973-13-4-22-005</b>		<b>2015/2016</b>	
Land	\$65,820	Land	\$65,820
Improvements	\$287,580	Improvements	\$215,533
Personal	\$	Personal	\$
Total	\$353,400	Total	\$281,353
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>1973-13-4-22-006</b>		<b>2015/2016</b>	
Land	\$36,120	Land	\$36,120
Improvements	\$157,830	Improvements	\$118,290
Personal	\$	Personal	\$
Total	\$193,950	Total	\$154,410
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>1973-13-4-22-007</b>		<b>2015/2016</b>	
Land	\$59,064	Land	\$59,064
Improvements	\$258,036	Improvements	\$193,389
Personal	\$	Personal	\$
Total	\$317,100	Total	\$252,453

**ORIGINAL VALUE**

**1973-13-4-22-009**

Land	\$46,488
Improvements	\$203,112
Personal	\$
Total	<u>\$249,600</u>

**NEW VALUE**

**2015/2016**

Land	\$46,488
Improvements	\$152,226
Personal	\$
Total	<u>\$198,714</u>

**ORIGINAL VALUE**

**1973-13-4-22-0010**

Land	\$15,168
Improvements	\$66,282
Personal	\$
Total	<u>\$81,450</u>

**NEW VALUE**

**2015/2016**

Land	\$15,168
Improvements	\$49,677
Personal	\$
Total	<u>\$64,845</u>

TOTAL

\$1,488,450

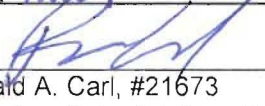
\$1,185,000

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 10<sup>th</sup> day of March 2016.

  
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