

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 66347

Petitioner:

G & S ACQUISITIONS 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:

- Subject property is described as follows:

County Schedule No.: 2075-35-2-13-007+1

Category: Valuation Property Type: Commercial

- Petitioner is protesting the 2015 actual value of the subject property.
- The parties agreed that the 2015 actual value of the subject property should be reduced to:

Total Value: \$199,000

(Reference Attached Stipulation)

- 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

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

Debra A. Baumbach

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

G. Katardzic

Gordana Katardzic



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 66347
STIPULATION as To Tax Years 2015/2016 Actual Value

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

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G & S ACQUISITIONS LLC,

Petitioner,

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: **68 Inverness Lane East, #201 and #202**, County Schedule Numbers: **2075-35-2-13-007 and 2075-35-2-13-008**.

A brief narrative as to why the reduction was made: Value is \$169.81/sf, based on BAA decision at \$169.81/sf for 68 Inverness Lane East #103.

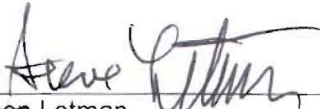
The parties have agreed that the 2015/2016 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
2075-35-2-13-007		2015/2016	
Land	\$42,691	Land	\$42,691
Improvements	\$61,609	Improvements	\$58,516
Personal	\$	Personal	\$
Total	\$104,300	Total	\$101,207
 ORIGINAL VALUE		 NEW VALUE	
2075-35-2-13-008		2015/2016	
Land	\$42,691	Land	\$42,691
Improvements	\$58,109	Improvements	\$55,102
Personal	\$	Personal	\$
Total	\$100,800	Total	\$97,793
 TOTAL	 \$205,100		 \$199,000

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 28 day of June 2016.

Steve

Jason Letman
Consultus Asset Valuation
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 #35292
Ronald A. Carl, #21673
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Corbin Sakdol
Arapahoe County Assessor
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ARAPAHOE COUNTY
JUN 28 2016
ATTORNEY'S OFFICE