

DATED AND MAILED this 29th 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 66400
STIPULATION as To Tax Years 2015/2016 Actual Value

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

2016 APR 26 AM 9:17

SOUTH SANTA FE PARTNERS 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 **INDUSTRIAL** and described as follows: **2877 South Santa Fe Drive and 2899 South Santa Fe Drive**, County Schedule Numbers: **1971-33-1-00-087 and 1971-33-1-00-082**.

A brief narrative as to why the reduction was made: Income and sales comparison approaches indicate that 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	
1971-33-1-00-087		2015/2016	
Land	\$788,500	Land	\$788,500
Improvements	\$1,305,500	Improvements	\$1,219,000
Personal	\$	Personal	\$
Total	<u>\$2,094,000</u>	Total	<u>\$2,007,500</u>
ORIGINAL VALUE		NEW VALUE	
1971-33-1-00-082		2015/2016	
Land	\$990,900	Land	\$990,900
Improvements	\$2,045,100	Improvements	\$1,872,100
Personal	\$	Personal	\$
Total	<u>\$3,036,000</u>	Total	<u>\$2,863,000</u>
TOTAL	\$5,130,000		\$4,870,500

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 25th day of March 2016.



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