BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:	66457			
Petitioner: HENLEY J LLC -					
v.					
Respondent:					
ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS					
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.	Cultingt		· · · ·	da d	-	£-1	
	Sumect	property	15	described	as	TOL	inw/s.
1.	Subject	property	10	described	us	101	10 11 5.

County Schedule No.: 2075-27-1-01-052 Category: Abatement Property Type: Commercial

- 2. Petitioner is protesting the 2012 actual value of the subject property.
- 3. The parties agreed that the 2012 actual value of the subject property should be reduced to:

Total Value: \$1,575,000 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

#### **ORDER:**

Respondent is ordered to reduce the 2012 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 10th day of June 2016.

### **BOARD OF ASSESSMENT APPEALS**

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Diane M. DeVries

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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 66457 BD OF ASSESSMENT APPEALS STIPULATION as To Tax Year 2012 Actual Value

2016 JUN -7 AM 9: 18

HENLEY J LLC,

Petitioner,

VS.

## ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 2012 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: **6880 South Emporia Street**, County Schedule Number: **2075-27-1-01-052**.

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 2012 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE 2012		NEW VALUE 2012	
Land	\$888,624	Land	\$888,624
Improvements	\$711,376	Improvements	\$686,376
Personal	\$	Personal	\$
Totai	\$1,600,000	Total	\$1,575,000

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.

🗯 day of \_ DATED the 2016.

David Johnson Joseph C. Sansone Co 18040 Edison Ave. Chesterfield, MO 63005 (636) 733-5455 Ronald A. Carl, #21673 Arapahoe Cnty. Bd. Equalization 5334 S. Prince St. Littleton, CO 80120-1136 (303) 795-4639

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