

DATED AND MAILED this 26th day of May 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 66461
STIPULATION as To Tax Years 2015/2016 Actual Value

STATE OF COLORADO
BO. OF ASSESSMENT APPEALS

2016 MAY 23 AM 9:08

BONNIE CHAPLIN,

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 **MIXED USE** and described as follows: **5604 South Prince Street,** County Schedule Number: **2077-16-3-05-020.**

A brief narrative as to why the reduction was made: Income approach considering subject's rent roll, income & expenses indicates adjustment to this value is correct.

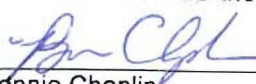
The parties have agreed that the 2015/2016 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE 2015/2016		NEW VALUE 2015/2016	
Land/Residential	\$486,000	Land/Residential	\$486,000
Land/Commercial	\$295,312	Land/Commercial	\$295,312
Imps/Residential	\$1,494,000	Imps/Residential	\$1,494,000
Imps/Commercial	<u>\$607,000</u>	Imps/Commercial	<u>\$244,688</u>
Total	\$2,882,312		\$2,520,000

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 11 day of April 2016.


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