# BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

## KIMCO SOUTH PARKER 682 INC -

٧.

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:

1.	Subject	property	is	described	as	follows:
1.	0401001	p.opo.cj				101101101

County Schedule No.: 1973-27-4-02-002+1 Category: Valuation Property Type: Commercial

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

Total Value: \$13,057,000

(Reference Attached Stipulation)

4. 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.

Docket Number: 66470

DATED AND MAILED this 8th day of July 2016.

## **BOARD OF ASSESSMENT APPEALS**

KDearim Dir X

Diane M. DeVries

Selve a Baumbach

Debra A. Baumbach

6. Latardic

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

Gordana Katardzic

of Assessment Appeals.



#### KIMCO SOUTH PARKER 682, INC.,

Petitioner,

VS.

#### ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 2015 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: **2353 South Havana Street** and **2350 South Parker Road**, County Schedule Numbers: **1973-27-4-02-002 and 1973-27-4-03-001**.

A brief narrative as to why the reduction was made: Based on vacancy as of 12/31/2014 and subsequent new configuration for the subject, the 2016 value was reduced to \$13,057,000. The 2015 value is reduced to the same value.

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

<b>ORIGINAL VALUE 1973-27-4-02-002</b> Land Improvements Personal Total	\$1,041,256 \$2,513,744 \$ \$3,555,000	<b>NEW VALUE</b> <b>No Change</b> Land Improvements Personal Total	\$1,041,256 \$2,513,744 \$ \$3,555,000
<b>ORIGINAL VALUE 1973-27-4-03-001</b> Land Improvements Personal Total	\$4,199,560 \$5,672,440 \$ \$9,872,000	<b>NEW VALUE 2015</b> Land Improvements Personal Total	\$4,199,560 \$5,302,440 \$9,502,000
TOTAL	\$13,427,000		\$13,057,000

The valuation, as established above, shall be binding only with respect to the tax year 2015. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

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 16th day of Jure 2016. a

Álan Poe, # 641 The Poe Law Office 7200 S. Alton Way, Suite B-150 Centennial, CO 80112 (303) 993-3953 Ronald A. Carl, #21673 Arapahoe Cnty. Bd. Equalization 5334 S. Prince St. Littleton, CO 80120-1136 (303) 795-4639 Corbin Sakdol

Arapahoe County Assessor 5334 S. Prince St. Littleton, CO 80120-1136 (303) 795-4600