

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p>	<p>Docket Number: 66555</p>
<p>Petitioner: NWSL TOWN CENTER LLC - v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION</p>	
<p>ORDER ON STIPULATION</p>	

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:
 - County Schedule No.: 2071-19-2-09-007+6**
 - 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: \$64,976,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

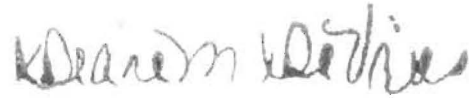
ORDER:

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.

DATED AND MAILED this 15th day of July 2016.

BOARD OF ASSESSMENT APPEALS

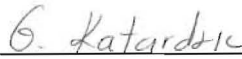


Diane M. DeVries

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



Debra A. Baumbach



Gordana Katardzic



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 66555
STIPULATION as To Tax Years 2015/2016 Actual Value

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

2016 JUL 12 AM 9:28

NWSL TOWN CENTER 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 **COMMERCIAL** and described as follows: **6100 South Southlands Parkway, 6105 South Southlands Parkway, 6150 South Southlands Parkway, 6200 South Southlands Parkway, 6205 South Main Street, 6290 South Southlands Parkway and 6295 South Southlands Parkway**, County Schedule Numbers: **2071-19-2-09-007, 2071-19-2-09-004, 2071-19-2-09-005, 2071-19-2-10-001, 2071-19-2-09-002, 2071-19-3-03-001 and 2071-19-2-09-001.**

A brief narrative as to why the reduction was made: Income approach considering subject vacancy and comparable market sales 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	
2071-19-2-09-007		2015/2016	
Land	\$670,670	Land	\$670,670
Improvements	\$2,751,330	Improvements	\$2,349,330
Personal	\$	Personal	\$
Total	<u>\$3,422,000</u>	Total	<u>\$3,020,000</u>

ORIGINAL VALUE		NEW VALUE	
2071-19-2-09-004		2015/2016	
Land	\$2,404,080	Land	\$2,404,080
Improvements	\$8,836,920	Improvements	\$7,516,920
Personal	\$	Personal	\$
Total	<u>\$11,241,000</u>	Total	<u>\$9,921,000</u>

ORIGINAL VALUE		NEW VALUE	
2071-19-2-09-005		2015/2016	
Land	\$1,022,440	Land	\$1,022,440
Improvements	\$4,494,560	Improvements	\$3,846,560
Personal	\$	Personal	\$
Total	<u>\$5,517,000</u>	Total	<u>\$4,869,000</u>

**ORIGINAL VALUE
2071-19-2-10-001**

Land	\$2,859,550
Improvements	\$14,034,450
Personal	\$
Total	<u>\$16,894,000</u>

**NEW VALUE
2015/2016**

Land	\$2,859,550
Improvements	\$12,050,450
Personal	\$
Total	<u>\$14,910,000</u>

**ORIGINAL VALUE
2071-19-2-09-002**

Land	\$2,553,460
Improvements	\$14,441,540
Personal	\$
Total	<u>\$16,995,000</u>

**NEW VALUE
2015/2016**

Land	\$2,553,460
Improvements	\$12,445,540
Personal	\$
Total	<u>\$14,999,000</u>

**ORIGINAL VALUE
2071-19-3-03-001**

Land	\$3,068,510
Improvements	\$6,045,490
Personal	\$
Total	<u>\$9,114,000</u>

**NEW VALUE
2015/2016**

Land	\$3,068,510
Improvements	\$4,975,490
Personal	\$
Total	<u>\$8,044,000</u>

**ORIGINAL VALUE
2071-19-2-09-001**

Land	\$2,099,690
Improvements	\$8,339,310
Personal	\$
Total	<u>\$10,439,000</u>

**NEW VALUE
2015/2016**

Land	\$2,099,690
Improvements	\$7,113,310
Personal	\$
Total	<u>\$9,213,000</u>

TOTAL **\$73,622,000** **\$64,976,000**


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.

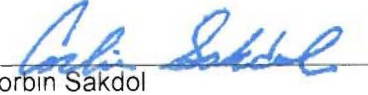
DATED the 15th day of June 2016.



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ARAPAHOE COUNTY
JUN 15 2016
ATTORNEY'S OFFICE