BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:	66567
Petitioner: S & S AURORA LLC -		
v. 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:

Subject property is describ	bed as follows:
County Schedule No.:	1973-10-1-15-008
Category: Valuation	Property Type: Commercial
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: \$750,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

## **ORDER:**

1.

2.

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 7th day of July 2016.

# **BOARD OF ASSESSMENT APPEALS**

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Diane M. DeVries

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correct copy of the decision of the Board of Assessment Appeals.

Debra A. Baumbach

6. Katardan

I hereby certify that this is a true and

Gordana Katardzic



Zurich - III Havara

# BOARD OF ASSESSMENT APPEALS STATE OF COLORADO STIPULATION as To Tax Years 2015/2016 Actual Value 2016 JUN 30 AM 9: 09 DOCKET NUMBER 66567

STATE OF COLORADO BD OF ASSESSMENT APPEALS

### S & S AURORA LLC,

Petitioners,

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: 111 Havana Street, County Schedule Number: 1973-10-1-15-008.

A brief narrative as to why the reduction was made: Comparable market sales and subject useable area 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 2015/2016		NEW VALUE 2015/2016	
Land	\$782,737	Land	\$745,178
Improvements	\$4,422	Improvements	\$4,822
Personal	\$	Personal	\$
Total	\$787,159	Total	\$750,000

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 2016. day of Jerad Larkin Ronald A. Carl, #21673

Ryan LLC 5251 DTC Parkway, Suite 1045 Greenwood Village, CO 80111 (720) 524-0022

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