BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

BOXER F2 LP-

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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:

County Schedule No.:

1973-35-2-16-001+1

Category: Valuation

Property Type: Commercial

Docket Number: 66581

- 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:

\$13,513,000

(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 27th day of June 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

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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER 66581

BD OF ASSESSMENT APPEALS

STIPULATION as To Tax Years 2015/2016 Actual Value UN 22 AM 9: 28

BOXER F2 LP,

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: 2821 South Parker Road and 2851 South Parker Road, County Schedule Numbers: 1973-35-2-16-001 and 1973-35-2-16-002.

A brief narrative as to why the reduction was made: Income 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:

	NEW VALUE 2015/2016	
\$776,043	Land	\$776,043
\$7,040,957	Improvements	\$6,503,637
\$	Personal	\$
\$7,817,000	Total	\$7,279,680
	NEW VALUE 2015/2016	
\$2,401,677	Land	\$2,401,667
\$4,001,323	Improvements	\$3,831,653
\$	Personal	\$
\$6,403,000	Total	\$6,233,320
\$14,220,000		\$13,513,000
	\$7,040,957 \$ \$7,817,000 \$2,401,677 \$4,001,323 \$ \$6,403,000	\$776,043 Land Improvements Personal Total \$7,817,000 NEW VALUE 2015/2016 \$2,401,677 Land Improvements Personal Total \$4,001,323 Improvements Personal Total \$6,403,000 Total

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)(l)) 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 20th day of May 2016.

Matthew Poling Ryan LLC 5251 DTC Pkwy., #1045 Greenwood Village, CO 80111 (720) 524-0022

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