BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

VILLAGE AT CITY CENTER LLLP -

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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:

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1.	Subject	property	15	described	as	follows:

County Schedule No.: 1975-18-1-15-008

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: \$664,500

(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: 66627

DATED AND MAILED this 4th day of August 2016.

BOARD OF ASSESSMENT APPEALS

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Diane M. DeVries

ane M. DeVries Debra Q. Baumbach

Debra A. Baumbach

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of Assessment Appeals.

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

Gordana Katardzic



VILLAGE AT CITY CENTER LLLP.

Petitioner.

VS.

ARAPAHOE COUNTY BOARD OF EQUALIZATION.

Respondent,

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 2015 and 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: 642 South Fairplay Street, County Schedule Number: 1975-18-1-15-008.

A brief narrative as to why the reduction was made: Based on comparable market sales, the 2016 value was corrected to \$664,500, land only. The 2015 value is also corrected to \$664,500.

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

ORIGINAL VALUE 2015		NEW VALUE 2015	
Land	\$415,500	Land ONLY	\$664,500
Improvements	\$330,980	Improvements	\$
Personal	\$	Personal	\$
Total	\$746,480	Total	\$664,500

The valuation, as established above, shall be binding only with respect to the tax years 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.

2016.

August

1st day of DATED the

David M. Burrup

Denver, CO 80222

(303) 355-5871

Elite Property Services, Inc. 6000 E. Evans Ave., Suite 1-426 5334 S. Prince St.

Ronald A. Carl, #21673 Arapahoe Cnty. Bd. Equalization Littleton, CO 80120-1136 (303) 795-4639

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