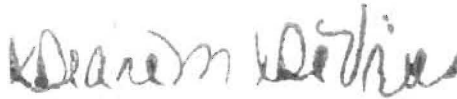


DATED AND MAILED this 15th day of July 2016.

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 66672
STIPULATION as To Tax Years 2015/2016 Actual Value**

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2016 JUL 12 AM 9:28

STAN LUCAS,

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: **1942 West Union Avenue and 1950 West Union Avenue**, County Schedule Numbers: **2077-09-2-00-035 and 2077-09-2-00-151**.

A brief narrative as to why the reduction was made: Income and sales comparison approaches 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	
2077-09-2-00-035		2015/2016	
Land	\$1,636,116	Land	\$1,636,116
Improvements	\$1,185,884	Improvements	\$1,112,884
Personal	\$	Personal	\$
Total	\$2,822,000	Total	\$2,749,000
 ORIGINAL VALUE		 NEW VALUE	
2077-09-2-00-151		2015/2016	
Land	\$461,664	Land	\$461,664
Improvements	\$431,336	Improvements	\$404,336
Personal	\$	Personal	\$
Total	\$893,000	Total	\$866,000
 TOTAL	 \$3,715,000		 \$3,615,000

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 17th day of June 2016.



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ARAPAHOE COUNTY
JUN 15 2015
ATTORNEY'S OFFICE