BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

WINDSOR AT MEADOW HILLS LP -

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Respondent:

ARAPAHOE COUNTY BOARD OF EQUALIZATION

ORDER ON STIPULATION

Docket Number:

66695

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.: 2073-06-3-82-001+2

Category: Valuation Property Type: Residential

- 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: \$46,170,000

(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.

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DATED AND MAILED this 1st day of September 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 66695

BD OF ASSESSMENT APPEALS

STIPULATION as To Tax Years 2015/2016 Actual Value 30 AM 9: 20

WINDSOR AT MEADOW HILLS, LP,

Petitioner.

VS.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax years 2015 and 2016 valuation of the property listed in this Petition and jointly move 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 RESIDENTIAL and described as follows: 4260 South Cimarron Way, County Schedule Numbers: 2073-06-3-82-001, 2073-06-3-82-002 and 2073-06-3-82-003.

A brief narrative as to why the reduction was made: 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	
\$6,048,000	Land	\$6,048,000
\$33,540,600	Improvements	\$32,831,712
\$	Personal	\$
\$39,588,600	Total	\$38,879,712
	NEW VALUE 2015/2016	
\$1,134,000	Land	\$1,134,000
\$6,289,000	Improvements	\$6,155,788
\$	Personal	\$
\$7,423,000	Total	\$7,289,788
	NEW VALUE 2015/2016	
\$500	Land	\$500
\$	Improvements	\$
\$	Personal	\$
\$500	Total	\$500
\$47,012,100)	\$46,170,000
	\$33,540,600 \$39,588,600 \$1,134,000 \$6,289,000 \$ \$7,423,000 \$500 \$500	\$6,048,000 Land Improvements Personal \$39,588,600 Total NEW VALUE 2015/2016 \$1,134,000 Land Improvements Personal \$7,423,000 Total NEW VALUE 2015/2016 Land Improvements Personal NEW VALUE 2015/2016 Land Improvements Personal NEW VALUE 2015/2016 Land Improvements Personal Personal Personal Personal **Total Personal Personal **Total Personal Person

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(s) covered by this Stipulation.

DATED the 9th day of August 2016

(303) 795-4639

Matthew Poling

Ryan, LLC 5251 DTC Pkwy., Suite 1045 Greenwood Village, CO 80111 (720) 524-0022 Ronald A. Carl, #21673 Arapahoe Cnty. Bd. Equalization 5334 S. Prince St. Littleton, CO 80120-1136

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