BOARD OF ASSESSMENT APPEALS, Docket Number: 66918 STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 Petitioner: SENSATUS PARTNERS LLC -V. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION

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.

ORDER ON STIPULATION

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.: 1973-25-3-28-002+1

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:

\$1,800,000

(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 2nd day of August 2016.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

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

Debra A. Baumbach

of Assessment Appeals.

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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER 66918

STATE OF COLURADO 80 OF ASSESSMENT APPEALS

STIPULATION as To Tax Years 2015/2016 Actual Value UL 26 AM 9: 17

SENSATUS PARTNERS LLC.

Petitioners.

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 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: 12500 East Iliff Avenue and 12510 East Iliff Avenue, County Schedule Numbers: 1973-25-3-28-002 and 1973-25-3-28-003.

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	
1973-25-3-28-002 Land	\$486,270	2015/2016 Land	\$486,270
Improvements	\$515,730	Improvements	\$413,730
Personal	\$	Personal	\$
Total	\$1,002,000	Total	\$900,000
ORIGINAL VALUE 1973-25-3-28-003 Land Improvements	\$345,654 \$656,346	NEW VALUE 2015/2016 Land Improvements	\$345,654 \$554,346
Personal	\$	Personal	\$
Total	\$1,002,000	Total	\$900,000
TOTAL	\$2,004,000		\$1,800,000

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 6th day of July 2016

Chris Barnes HUWARD LICHT Licht & Company, Inc.

9101 E. Kenyon Ave., Suite 3900 Denver, CO 80237 (303) 575-9306 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