

DATED AND MAILED this 14th day of September 2016.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

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

Debra A. Baumbach

G. Katardzic

Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 66996
CORRECTED STIPULATION as To Tax Years 2015/2016 Actual Value**

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2016 SEP 12 AM 10:10

CORE AURORA CS LLC,

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 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: **13801 East Exposition Avenue and 13923 East Exposition Avenue**, County Schedule Numbers: **1975-18-2-06-004 and 1975-18-2-06-008**.

A brief narrative as to why the reduction was made: Income and sales comparison approaches, including the 8/14 (under contract 6/14) sale of the subject for \$11,250,000, indicate that adjustment to this value is correct.

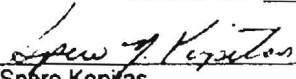
The parties have agreed that the 2015/2016 actual value of the subject property should be reduced as follows:

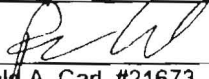
ORIGINAL VALUE		NEW VALUE	
1975-18-2-06-004		2015/2016	
Land	\$930,996	Land	\$930,996
Improvements	\$3,161,004	Improvements	\$3,037,804
Personal	\$	Personal	\$
Total	\$4,092,000	Total	\$3,968,800
 ORIGINAL VALUE		 NEW VALUE	
1975-18-2-06-008		No Change	
Land	\$2,273,190	Land	\$2,273,190
Improvements	\$5,236,810	Improvements	\$5,008,010
Personal	\$	Personal	\$
Total	\$7,510,000	Total	\$7,281,200
 TOTAL	 \$11,602,000	 TOTAL	 \$11,250,000


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 1 day of September 2016.


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