BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

COSTCO WHOLESALE CORP -

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:

Subject property is described as follows: 1.

County Schedule No.:

1973-22-1-22-001+1

Category: Valuation

Property Type: Commercial

Docket Number:

68682

- 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:

\$11,068,000

(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 29th day of August 2016.

BOARD OF ASSESSMENT APPEALS

Dearem Willia

Diane M. DeVries

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

Debra A. Baumbach

Gordana Katardzic

of Assessment Appeals.

BD OF ASSESSMENT APPEAL

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER 68682 CORRECTED STIPULATION as To Tax Years 2015/2016 Actual Value

COSTCO WHOLESALE CORP.,

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: 1471 South Havana Street, County Schedule Numbers: 1973-22-1-22-001 and 1973-22-1-22-003.

A brief narrative as to why the reduction was made: Sales comparison and cost 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 1973-22-1-22-001		NEW VALUE 2015/2016	
Land	\$6,394,600	Land	\$6,394,600
Improvements	\$4,673,400	Improvements	\$4,179,245
Personal	\$	Personal	\$
Total	\$11,068,000	Total	\$10,573,845
ORIGINAL VALUE		NEW VALUE	
1973-22-1-22-003		No Change	
Land	\$444 ,310	Land	\$444,31 0
Improvements	\$49,845	Improvements	\$49,845
Personal	\$	Personal	\$
Total	\$494,155	Total	\$494,155

TOTAL \$11,662,165 \$11,068,000

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)(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 covered by this Stipulation.

DATED the 24 day of August

2016.

R. Boundine

Rouslan Boundine International Appraisal Company 1736 Westwood Blvd., #206 Los Angeles, CA 90024 (310) 446-6202 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