# BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

10180 E COLFAX LLC -

٧.

Respondent:

ARAPAHOE COUNTY BOARD OF EQUALIZATION

### ORDER ON STIPULATION

Docket Number: 68740

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.: 1973-03-1-04-012+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: \$1,500,000

(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.

1

# **DATED AND MAILED** this 18th day of August 2016.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

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

Gordana Katardzic

6- Katardak

## **ARAPAHOE COUNTY**

## STATE OF COLORADO 80 OF ASSESSMENT APPEA

## BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER 68740

JUL 2 1 2016

2816 AUG 12 AM STIPULATION as To Tax Years 2015/2016 Actual Value

ATTORNEY'S COMMON

10180 E COLFAX LLC,

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: **10180 East Colfax Avenue**, County Schedule Numbers: **1973-03-1-04-012 and 1973-03-1-04-017**.

A brief narrative as to why the reduction was made: Comparable market sales and condition of subject 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 1973-03-1-04-012		NEW VALUE 2015/2016	
Land	\$277,270	Land	\$277,270
Improvements	\$2,532,730	Improvements	\$1,045,346
Personal	\$	Personal	\$
Total	\$2,810,000	Total	\$1,322,616
ORIGINAL VALUE		NEW VALUE	
1973-03-1-04-017		No Change	
Land	\$174,240	Land	\$174,240
Improvements	\$3,144	Improvements	\$3,144
Personal	\$	Personal	\$
Total	\$177,384	Total	\$177,384
TOTAL	\$2,987,384		\$1,500,000

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 IRM day of July 2016.

Mike Walter

1st Net Real Estate Services 3333 S. Wadsworth Blvd., #290 Lakewood, CO 80227

(720) 962-5750

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.

in Soldel

Littleton, CO 80120-1136

(303) 795-4600