

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 68811
Petitioner: SAM'S SERVICE CO - v. Respondent: ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS	
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:

1. Subject property is described as follows:

County Schedule No.: 2077-04-4-15-001
Category: Abatement Appeal Property Type: Commercial

2. Petitioner is protesting the 13-14 actual value of the subject property.

3. The parties agreed that the 13-14 actual value of the subject property should be reduced to:

Total Value: \$2,600,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

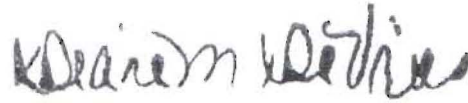
ORDER:

Respondent is ordered to reduce the 13-14 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 10th day of November 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 68811
STIPULATION as To Tax Years 2013/2014 Actual Value

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2016 NOV -8 AM 9:24

SAM'S SERVICE CO,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax years 2013/2014 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 is located at: **1314 West Oxford**, County Schedule Number: **2077-04-4-15-001**.

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 2013/2014 actual value of the subject property should be reduced as follows:

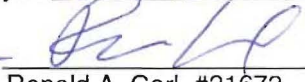
ORIGINAL VALUE		NEW VALUE	
2013/2014		2013/2014	
Land	\$1,685,398	Land	\$1,685,398
Improvements	\$1,017,902	Improvements	\$914,602
Personal	\$0	Personal	\$0
Total	<u>\$2,703,300</u>	Total	<u>\$2,600,000</u>


The valuation, as established above, shall be binding only with respect to the tax years 2013/2014. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

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 7th day of October 2016.


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