

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 69249</b>
Petitioner: <b>ARAPARK VI LLC -</b>  v.  Respondent: <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 2073-20-3-11-006**  
**Category: Valuation/Protest Appeal      Property Type: Commercial**
  
2. Petitioner is protesting the 2016 actual value of the subject property.
  
3. The parties agreed that the 2016 actual value of the subject property should be reduced to:  
  

**Total Value: \$1,965,000**  
 (Reference Attached Stipulation)
  
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2016 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 9th day of February 2017.

**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 69249  
STIPULATION as To Tax Year 2016 Actual Value**

**ARAPARK VI LLC,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS  
2017 FEB - 7 AM 9:35

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 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 is located at: **6583 South Parker Road**, County Schedule Number: **2073-20-3-11-006**.

A brief narrative as to why the reduction was made: Income and sales comparison approaches in relation to cost of partial completion of subject improvements indicates that adjustment to this value is correct.


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

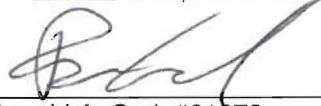
<b>ORIGINAL VALUE 2016</b>		<b>NEW VALUE 2016</b>	
Land	\$643,725	Land	\$643,725
Improvements	\$1,677,375	Improvements	\$1,321,275
Personal	\$0	Personal	\$0
Total	<u>\$2,321,000</u>	Total	<u>\$1,965,000</u>

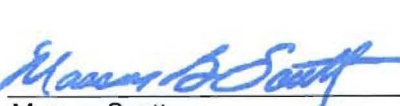
The valuation, as established above, shall be binding only with respect to the tax year 2016. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

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 16<sup>TH</sup> day of JANUARY 2017.

  
Mike Walter  
1<sup>st</sup> Net Real Estate Services  
3333 S. Wadsworth Blvd., #105  
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

  
Marcus Scott  
Arapahoe County Assessor  
5334 S. Prince St.  
Littleton, CO 80120-1136  
(303) 795-4600