

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69324
Petitioner: SCG ATLAS SAVOY LLC - v. 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:

1. Subject property is described as follows:

County Schedule No.: 2075-03-2-03-002+4
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: \$72,820,300
 (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 2nd day of March 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 69324
STIPULATION as To Tax Year 2016 Actual Value**

SCG ATLAS SAVOY, LLC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

STATE OF COLORADO
BD OF ASSESSMENT APPEALS
2017 FEB 28 AM 10:24

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: **3645 South Dallas Street, 3610 South Emporia Way, 3725 South Emporia Way, 3765 South Emporia Way and 9608 East Jefferson Place**, County Schedule Numbers: **2075-03-2-03-002, 2075-03-2-07-001, 2075-03-2-08-001, 2075-03-2-08-002 and 2075-03-2-22-001.**

A brief narrative as to why the reduction was made: Comparable market sales indicate 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:

ORIGINAL VALUE		NEW VALUE	
2075-03-2-03-002		2016	
Land	\$2,142,000	Land	\$2,142,000
Improvements	\$20,720,700	Improvements	\$17,850,000
Personal	\$0	Personal	\$0
Total	\$22,862,700	Total	\$19,992,000

ORIGINAL VALUE		NEW VALUE	
2075-03-2-07-001		No Change	
Land	\$2,244,000	Land	\$2,244,000
Improvements	\$13,456,300	Improvements	\$13,456,300
Personal	\$0	Personal	\$0
Total	\$15,700,300	Total	\$15,700,300

ORIGINAL VALUE		NEW VALUE	
2075-03-2-08-001		No Change	
Land	\$1,224,000	Land	\$1,224,000
Improvements	\$7,344,000	Improvements	\$7,344,000
Personal	\$0	Personal	\$0
Total	\$8,568,000	Total	\$8,568,000

**ORIGINAL VALUE
2075-03-2-08-002**

Land	\$1,224,000
Improvements	\$7,344,000
Personal	\$0
Total	<u>\$8,568,000</u>

**NEW VALUE
No Change**

Land	\$1,224,000
Improvements	\$7,344,000
Personal	\$0
Total	<u>\$8,568,000</u>

**ORIGINAL VALUE
2075-03-2-22-001**

Land	\$4,200,000
Improvements	\$18,500,600
Personal	\$0
Total	<u>\$22,700,600</u>

**NEW VALUE
2016**

Land	\$4,200,000
Improvements	\$15,792,000
Personal	\$0
Total	<u>\$19,992,000</u>

TOTAL

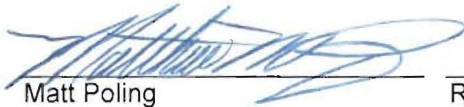
\$78,399,602

\$72,820,300

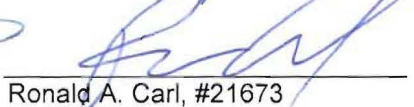
The valuation, as established above, shall be binding only with respect to the tax year 2016. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

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 19th day of January 2017



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