

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69553
Petitioner: ARAGON 2014/WATERFIELD COURT 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.: 033512731+1
Category: Valuation/Protest Appeal Property Type: Residential
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: \$52,621,788
(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 16th day of December 2016.

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

Gordana Katardzic

Gordana Katardzic



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 69553
STIPULATION as To Tax Year 2016 Actual Value

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2016 DEC 13 AM 9:23

ARAGON 2014/WATERFIELD COURT LLC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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 **RESIDENTIAL** and is located at: **3111 South Truckee Court and 3396 South Uravan Street**, County Schedule Numbers **1975-33-3-24-002** and **1975-33-3-24-003**.

A brief narrative as to why the reduction was made: 2016 value matches 2015 stipulation.


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

ORIGINAL VALUE		NEW VALUE	
1975-33-3-24-002		2016	
Land	\$972,000	Land	\$972,000
Improvements	\$20,738,000	Improvements	\$16,714,188
Personal	\$0	Personal	\$0
Total	<u>\$21,710,000</u>	Total	<u>\$17,686,188</u>
ORIGINAL VALUE		NEW VALUE	
1975-33-3-24-003		No Change	
Land	\$1,920,000	Land	\$1,920,000
Improvements	\$33,015,600	Improvements	\$33,015,600
Personal	\$0	Personal	\$0
Total	<u>\$34,935,600</u>	Total	<u>\$34,935,600</u>
TOTAL	\$56,645,600		\$52,621,788

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 16th day of November 2016.



Brian A. Magoon, #9072
Robinson Waters & O'Dorisio, P.C.
1099 18th Street, Suite 2600
Denver, CO 80202
T: 303-297-2600
F: 303-297-2650
*Attorneys for Agent
Marvin F. Poer and Company*



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