BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

KIMCO SOUTH PARKER 682 INC

v.

Respondent:

ARAPAHOE COUNTY BOARD OF EQUALIZATION

ORDER ON STIPULATION

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been accepted 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.:

1973-27-4-03-001+1

Category: Valuation/Protest Appeal

Property Type: Commercial

Docket Number: 70390

- 2. Petitioner is protesting the 2017 actual value of the subject property.
- 3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

Total Value:

\$13,000,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2017 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 November 2018.

BOARD OF ASSESSMENT APPEALS

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

of Assessment Appeals.

Yesenia Araujo

Diane M. DeVries

Debra A. Baumbach

BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER 70390

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STIPULATION as To Tax Years 2017/2018 Actual Value



2018 OCT 24 AM II: 30

KIMCO SOUTH PARKER 682 INC.,

Petitioner.

VS.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 2017/2018 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: 2353 South Havana Street and 2350 South Parker Road, County Schedule Numbers: 1973-27-4-03-001 and 1973-27-4-02-002.

A brief narrative as to why the reduction was made: Reduction in subject improvement size due to proposed demolition of a vacant building indicates that adjustment is correct.

The parties have agreed that the 2017/2018 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE 1973-27-4-03-001		NEW VALUE 2017/2018	
Land	\$4,199,560	Land	\$4,199,560
Improvements	\$8,591,440	Improvements	\$5,196,266
Personal	\$0	Personal	\$0
Total	\$12,791,000	Total	\$9,395,826
ORIGINAL VALUE		NEW VALUE	
1973-27-4-02-002		No Change	
Land	\$1,301,570	Land	\$516,370
Improvements	\$2,698,430	Improvements	\$3,087,804
Personal	\$0	Personal	\$0
Total	\$4,000,000	Total	\$3,604,174
TOTAL	\$16,791,000)	\$13,000,000

The valuation, as established above, shall be binding only with respect to the tax years 2017/2018. 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. Petitioner agrees to waive the right to any further appeal for the assessment year covered by this Stipulation.

DATED the 18th day of October 2018.

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Centennial, CO 80112 (303) 933-3953 Ronald A. Carl, #21673

Arapahoe Cnty. Bd. Equalization

5334 S. Prince St. Littleton, CO 80120-1136

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Marc Scott

Arapahoe County Assessor

5334 S. Prince St.

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OCT 15 2018

ATTORNEY'S OFFICE