

DATED AND MAILED this 5th day of March 2018.

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

Christine Fontenot

Christine Fontenot



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 70723
STIPULATION as To Tax Years 2017/2018 Actual Value**

FILED BY CLERK OF BOARD OF ASSESSMENT APPEALS

2018 MAR -1 PM 3:43

WPC-BRIARWOOD LLC,

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: **6939 South Revere Parkway and 12508 East Briarwood Avenue**, County Schedule Numbers: **2075-25-2-17-001 and 2075-25-1-19-001.**

A brief narrative as to why the reduction was made: Income and sales comparison approaches indicate that adjustment to this value is correct.

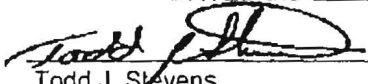
The parties have agreed that the 2017/2018 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
2075-25-2-17-001		2017/2018	
Land	\$1,920,995	Land	\$1,920,995
Improvements	\$8,346,005	Improvements	\$7,559,203
Personal	\$0	Personal	\$0
Total	\$10,267,000	Total	\$9,480,198
ORIGINAL VALUE		NEW VALUE	
2075-25-2-19-001		2017/2018	
Land	\$301,870	Land	\$301,870
Improvements	\$4,007,130	Improvements	\$3,793,932
Personal	\$0	Personal	\$0
Total	\$4,309,000	Total	\$4,095,802
TOTAL	\$14,576,000		\$13,576,000

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. Respondent reserves the right to account for any value added or subtracted by any "unusual conditions" (as defined in and limited by C.R.S. § 39-1-104(11)(b)(I)) that may have occurred between 1/1/2017 and 1/1/2018. Petitioner does not waive the right to dispute any value added or subtracted by any "unusual condition" so accounted for by the Assessor..

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 28 day of December 2017.



Todd J. Stevens
Stevens & Associates Inc.
9635 Maroon Circle, Suite 450
Englewood, CO 80112
(303) 347-1878



Ronald A. Carr, #21673
Arapahoe Cnty. Bd. Equalization
5334 S. Prince St.
Littleton, CO 80120-1136
(303) 795-4639



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