BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO

1313 Sherman Street, Room 315 Denver, Colorado 80203

Petitioner:

WPC-BRIARWOOD LLC

٧.

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.:

033716841+1

Category: Valuation/Protest Appeal

Property Type: Commercial

Docket Number: 70723

- 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:

\$13,576,000

(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 5th day of March 2018.

BOARD OF ASSESSMENT APPEALS

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

Christine Fontenot



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

2018 MAR - L PM 3: 49

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 2075-25-2-17-001 Land Improvements Personal	\$1,920,995 \$8,346,005 \$0	NEW VALUE 2017/2018 Land Improvements Personal	\$1,920,995 \$ 7 ,559,203 \$0
Total	\$10,267,000	Total	\$9,480,198
ORIGINAL VALUE 2075-25-2-19-001 Land Improvements Personal Total	\$301,870 \$4,007,130 \$0 \$4,309,000	NEW VALUE 2017/2018 Land Improvements Personal Total	\$301,870 \$3,793,932 \$0 \$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 38 day of December 2017.

Todd J. Stevens Stevens & Associates Inc. 9635 Maroon Circle, Suite 450 Englewood, CO 80112

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