

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 70812
Petitioner: CASTLE-PRIM LLC 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.: 2075-24-4-26-001+6
 Category: Valuation/Protest Appeal Property Type: Vacant Land
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: \$1,913,047
 (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 11th day of May 2018.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

Debra A. Baumbach

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

Gordana Katardzic

Gordana Katardzic



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 70812
STIPULATION as To Tax Years 2017/2018 Actual Value

CASTLE PRIM 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 **VACANT LAND** and is located at **13453 East Euclid Place, 6657 South Potomac Street, 13434 East Euclid Place, 13404 East Euclid Place, 13240 East Euclid Place, 13249 East Euclid Place and 6687 South Potomac Street** and is identified as County Schedule Numbers: **2075-24-4-26-001, 2075-24-4-26-002, 2075-24-4-26-004, 2075-24-4-26-005, 2075-24-4-26-006, 2075-24-4-26-007 and 2075-24-4-26-008.**

A brief narrative as to why the reduction was made: Comparable market sales and present worth discounting 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	
2075-24-4-26-001		2017/2018	
Land	\$517,429	Land	\$498,241
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$517,429	Total	\$498,241

ORIGINAL VALUE		NEW VALUE	
2075-24-4-26-002		2017/2018	
Land	\$107,903	Land	\$93,516
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$107,903	Total	\$93,516

ORIGINAL VALUE		NEW VALUE	
2075-24-4-26-004		No Change	
Land	\$500,610	Land	\$500,610
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$500,610	Total	\$500,610

**ORIGINAL VALUE
2075-24-4-26-005**

Land	\$218,445
Improvements	\$0
Personal	\$0
Total	\$218,445

**NEW VALUE
2017/2018**

Land	\$156,052
Improvements	\$0
Personal	\$0
Total	\$156,052

**ORIGINAL VALUE
2075-24-4-26-006**

Land	\$200,224
Improvements	\$0
Personal	\$0
Total	\$200,224

**NEW VALUE
No Change**

Land	\$200,224
Improvements	\$0
Personal	\$0
Total	\$200,224

**ORIGINAL VALUE
2075-24-4-26-007**

Land	\$204,545
Improvements	\$0
Personal	\$0
Total	\$204,545

**NEW VALUE
2017/2018**

Land	\$177,272
Improvements	\$0
Personal	\$0
Total	\$177,272

**ORIGINAL VALUE
2075-24-4-26-008**

Land	\$287,132
Improvements	\$0
Personal	\$0
Total	\$287,132

**NEW VALUE
No Change**

Land	\$287,132
Improvements	\$0
Personal	\$0
Total	\$287,132

TOTAL

\$2,036,288

\$1,913,047

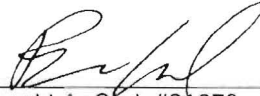
The valuation, as established above, shall be binding only with respect to the tax years 2017/2018. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value. Respondent reserves the right to account for any value added or subtracted by any "unusual 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 26th day of April 2018.



Chris Barnes
Licht & Company, Inc.
9101 E. Kenyon Ave., Suite 3900
Denver, CO 80237
(303) 575-9306



Ronald A. Carl, #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