

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 70830
Petitioner: CARS-DB4 LP 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.: 034226087+2
Category: Valuation/Protest Appeal Property Type: Commercial
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: \$12,200,000
 (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 26th day of April 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

Gordana Katardzic

Gordana Katardzic



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BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 70830
STIPULATION as To Tax Years 2017/2018 Actual Value

CARS-DB4 LP,

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: **10039 East Arapahoe Road, 10109 East Arapahoe Road, 10301 East Arapahoe Road**, County Schedule Numbers: **2075-22-4-31-001, 2075-22-4-31-002 and 2075-22-4-31-003.**

A brief narrative as to why the reduction was made: Cost approach with support from 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	
2075-22-4-31-001		2017/2018	
Land	\$2,535,942	Land	\$2,463,487
Improvements	\$3,334,058	Improvements	\$3,300,000
Personal	\$0	Personal	\$0
Total	<u>\$5,870,000</u>	Total	<u>\$5,763,487</u>
2075-22-4-31-002		2017/2018	
Land	\$1,482,302	Land	\$1,381,063
Improvements	\$286,359	Improvements	\$100,000
Personal	\$0	Personal	\$0
Total	<u>\$1,748,661</u>	Total	<u>\$1,481,063</u>
2075-22-4-31-003		2017/2018	
Land	\$2,309,112	Land	\$2,180,828
Improvements	\$3,610,920	Improvements	\$2,774,622
Personal	\$0	Personal	\$0
Total	<u>\$5,920,032</u>	Total	<u>\$4,955,450</u>
TOTAL	\$13,538,693	TOTAL	\$12,200,000

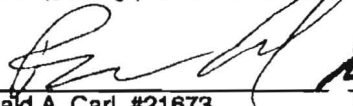
The valuation, as established above, shall be binding only with respect to the tax years 2017/2018. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value. Respondent reserves the right to account for any value added or subtracted by any "unusual 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 17th day of March 2018.


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