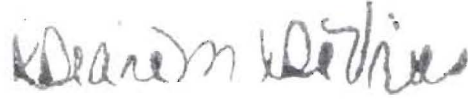


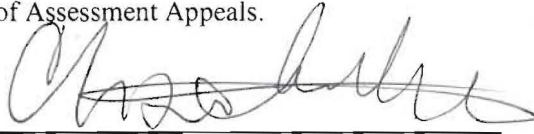
DATED AND MAILED this 2nd day of May 2018.

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.



Christine Fontenot



Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 70911
CORRECTED STIPULATION as To Tax Years 2017/2018 Actual Value**

2018 APR 27 PM 12:17

OXFORD 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: **4111 South Natches Court, 4211 South Natches Court, 1800 West Oxford Avenue and 1880 West Oxford Avenue, County Schedule Numbers: 2077-04-3-01-001, 2077-04-3-01-003, 2077-04-3-02-006 and 2077-04-3-02-005.**

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 | |
|-------------------------|--------------------|------------------|--------------------|
| 2077-04-3-01-001 | | 2017/2018 | |
| Land | \$1,106,074 | Land | \$1,106,074 |
| Improvements | \$3,893,926 | Improvements | \$3,393,926 |
| Personal | \$0 | Personal | \$0 |
| Total | \$5,000,000 | Total | \$4,500,000 |

| ORIGINAL VALUE | | NEW VALUE | |
|-------------------------|--------------------|------------------|--------------------|
| 2077-04-3-01-003 | | 2017/2018 | |
| Land | \$805,734 | Land | \$805,734 |
| Improvements | \$5,301,266 | Improvements | \$4,801,266 |
| Personal | \$0 | Personal | \$0 |
| Total | \$6,107,000 | Total | \$5,607,000 |

| ORIGINAL VALUE | | NEW VALUE | |
|-------------------------|--------------------|------------------|--------------------|
| 2077-04-3-02-006 | | 2017/2018 | |
| Land | \$669,072 | Land | \$669,072 |
| Improvements | \$1,816,216 | Improvements | \$1,616,216 |
| Personal | \$0 | Personal | \$0 |
| Total | \$2,485,288 | Total | \$2,285,288 |

ORIGINAL VALUE
2077-04-3-02-005

Land \$469,008
Improvements \$932,931
Personal \$0
Total \$1,401,939

NEW VALUE
2017/2018

Land \$469,008
Improvements \$838,704
Personal \$0
Total \$1,307,712

TOTAL

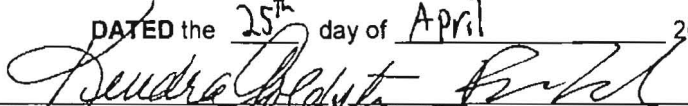
\$14,994,227

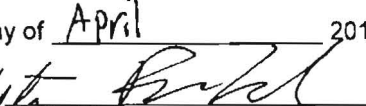
\$13,700,000

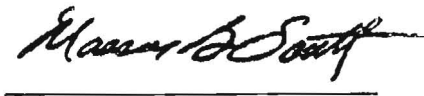
The valuation, as established above, shall be binding only with respect to the tax years 2017/2018. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value. Respondent reserves the right to account for any value added or subtracted by any "unusual 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 25th day of April 2018.


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Sterling Property Tax Spec. Inc.
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Marc Scott
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