BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:	70911
Petitioner: OXFORD 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.

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FINDINGS OF FACT AND CONCLUSIONS:

1.	Subject property is described as follows:				
	County Schedule No.:	2077-04-3-01-001+3			

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:** \$13,700,000 (Reference Attached Stipulation)

The Board concurs with the Stipulation.

ORDER:

4.

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.

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DATED AND MAILED this 2nd day of May 2018,

BOARD OF ASSESSMENT APPEALS

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Diane M. DeVries

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Debra A. Baumbach

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

Christine Fontenot



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER 70911 2018 APR 27 PM 12: 17 CORRECTED STIPULATION as To Tax Years 2017/2018 Actual Value

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 2077-04-3-01-001		NEW VALUE 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 Land	\$805,734	2017/2018 Land	\$805,734
Improvements	\$5,301,266	Improvements	\$4,801,266
Personal	\$0,301,200	Personal	\$0
Total	\$6,107,000	Total	\$5,607,000
ORIGINAL VALUE		NEW VALUE 2017/2018	
2077-04-3-02-006 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		NEW VALUE 2017/2018	
Land	\$469,008	Land	\$469,008
Improvements	\$932,931	Improvements	\$838,704
Personal	\$0	Personal	\$0
Total	\$1,401,939	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.

PATED the 25th dav of 2018. Ronald A. Carl, #21673

Kendra Goldstein, #40136/ Sterling Property Tax Spec. Inc. 950 S. Cherry St., Suite 320 Denver, CO 80246 (303) 757-8865 Ronald A. Carl, #21673 Arapahoe Cnty. Bd. Equalization 5334 S. Prince St. Littleton, CO 80120-1136 (303) 795-4639

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