BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number:	70922			
Petitioner: WRI-GDC ENGLEWOOD LLC					
ν.					
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 1	No.: 1971-33-4-04-953				
	Category: Valua	tion/Protest Appeal	Property Type:	Commercial		
2.	Petitioner is protesti	ng the 2017 actual value of	f the subject propert	у.		
3.	The parties agreed th	nat the 2017 actual value o	f the subject propert	ty should be reduced to:		

Total Value: \$2,854,182

(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.

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DATED AND MAILED this 4th day of May 2018.

BOARD OF ASSESSMENT APPEALS

Dearin Divine

Diane M. DeVries

Baumbach Selva a.

Debra A. Baumbach

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

Latardue

Gordana Katardzic



BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER 70922 STIPULATION as To Tax Years 2017/2018 Actual Value 2010 MAY -2

WRI-GDC ENGLEWOOD 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: 705 West Hampden Avenue, County Schedule Number: 1971-33-4-04-953.

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 2017/2018			NEW VALUE 2017/2018	
Land		\$0	Land	\$0
Improvements		\$3,250,000	Improvements	\$2,854,182
Personal	×	\$0	Personal	\$0
Total		\$3,250,000	Total	\$2,854,182

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.

Th 2018. av of

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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