

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 70924
Petitioner: ALTON WAY OFFICE VILLAGE, 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.: 2075-27-3-28-003+5
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: \$2,175,155
 (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 June 2028.

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.

Yesenia Araujo

Yesenia Araujo



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 70924
STIPULATION as To Tax Years 2017/2018 Actual Value**

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

2018 JUN 13 PM 3:16

ALTON WAY OFFICE VILLAGE, 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: **7354 South Alton Way, #103, 7174 South Alton Way #101, #102, #201, #202 and #203**, County Schedule Numbers: **2075-27-3-28-003, 2075-27-3-28-007, 2075-27-3-28-008, 2075-27-3-28-010, 2075-27-3-28-011 and 2075-27-3-28-012.**

A brief narrative as to why the reduction was made: Comparable market sales with support from the income approach 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	
2075-27-3-28-003		2017/2018	
Land	\$75,000	Land	\$75,000
Improvements	\$309,330	Improvements	\$284,265
Personal	\$0	Personal	\$0
Total	\$384,330	Total	\$359,265
ORIGINAL VALUE		NEW VALUE	
2075-27-3-28-007		2017/2018	
Land	\$75,000	Land	\$75,000
Improvements	\$308,180	Improvements	\$283,190
Personal	\$0	Personal	\$0
Total	\$383,180	Total	\$358,190
ORIGINAL VALUE		NEW VALUE	
2075-27-3-28-008		2017/2018	
Land	\$75,000	Land	\$75,000
Improvements	\$312,320	Improvements	\$287,060
Personal	\$0	Personal	\$0
Total	\$387,320	Total	\$362,060
ORIGINAL VALUE		NEW VALUE	
2075-27-3-28-010		2017/2018	
Land	\$75,000	Land	\$75,000
Improvements	\$301,970	Improvements	\$277,385
Personal	\$0	Personal	\$0
Total	\$376,970	Total	\$352,385

**ORIGINAL VALUE
2075-27-3-28-011**

Land	\$75,000
Improvements	\$322,440
Personal	\$0
Total	\$397,440

**NEW VALUE
2017/2018**

Land	\$75,000
Improvements	\$296,520
Personal	\$0
Total	\$371,520

**ORIGINAL VALUE
2075-27-3-28-012**

Land	\$75,000
Improvements	\$322,670
Personal	\$0
Total	\$397,670

**NEW VALUE
2017/2018**

Land	\$75,000
Improvements	\$296,735
Personal	\$0
Total	\$371,735

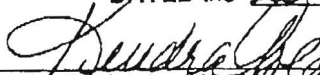
TOTAL \$2,326,910

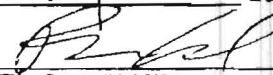
\$2,175,155


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 MAY 2018.


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