

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>VALUE PLACE AURORA LLC</p> <p>v.</p> <p>Respondent:</p> <p>ARAPAHOE COUNTY BOARD OF EQUALIZATION</p>	<p>Docket No.: 71140</p>
<p>ORDER ON STIPULATION</p>	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this Order on Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.:	1975-07-2-11-001
Appeal Category:	Valuation
Current Classification:	Commercial

2. Petitioner is protesting the 2017 classification of the subject property.

3. The parties agreed that the 2017 classification of the subject property should be as follows:

Classification:	67% Residential and 33% Commercial
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(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to change the 2017 classification of the subject property as set forth above.

The Arapahoe County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 11th day of May, 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

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 71140
STIPULATION as To Tax Years 2017/2018 Actual Value

2018 MAY -8 PM 3:57

VALUE PLACE AURORA 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: **575 Billings Street**, County Schedule Number: **1975-07-2-11-001**.

A brief narrative as to why the reduction was made: Information provided by petitioner indicates that percentage of subject guests over 30 day stay is 67%.

The parties have agreed that the 2017/2018 actual value of the subject property should remain at \$3,672,000 and classification changes from 100% commercial to 67% residential and 33% commercial.

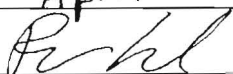
ORIGINAL VALUE 2017/2018		NEW VALUE 2017/2018	
Land	\$902,790	Land	\$902,790
Improvements	\$2,769,210	Improvements	\$2,769,210
Personal	\$0	Personal	\$0
Total	<u>\$3,672,000</u>	Total	<u>\$3,672,000</u>


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 24th day of April 2018.


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