

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 71149
Petitioner: S & S AURORA 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.: 1973-10-1-15-002+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: \$4,357,402
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

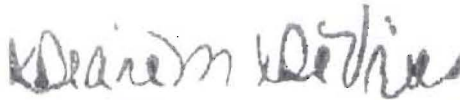
ORDER:

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 5th day of June 2018.

BOARD OF ASSESSMENT APPEALS

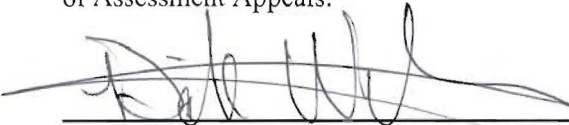


Diane M. DeVries



Debra A. Baumbach

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



Danielle Williams



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 71149
STIPULATION as To Tax Years 2017/2018 Actual Value

STATE OF COLORADO
 BO OF ASSESSMENT APPEALS

2018 MAY 31 PM 2:39

S & S 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 **111 Havana Street** and is identified as County Schedule Numbers: **1973-10-1-15-002, 1973-10-1-15-008, 1973-10-1-21-001 and 1973-10-1-21-002.**

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	
1973-10-1-15-002		No Change	
Land	\$1,148,259	Land	\$1,148,259
Improvements	\$1,766,741	Improvements	\$1,766,741
Personal	\$0	Personal	\$0
Total	\$2,915,000	Total	\$2,915,000
ORIGINAL VALUE		NEW VALUE	
1973-10-1-15-008		2017/2018	
Land	\$782,737	Land	\$634,887
Improvements	\$18,393	Improvements	\$18,393
Personal	\$0	Personal	\$0
Total	\$801,130	Total	\$653,280
ORIGINAL VALUE		NEW VALUE	
1973-10-1-21-001		2017/2018	
Land	\$569,854	Land	\$559,453
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$569,854	Total	\$559,453
ORIGINAL VALUE		NEW VALUE	
1973-10-1-21-002		2017/2018	
Land	\$233,939	Land	\$229,669
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$233,939	Total	\$229,669

TOTAL

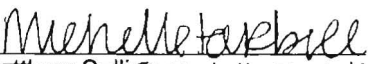
\$4,519,923

\$4,357,402


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 11th day of May 2018.


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ARAPAHOE COUNTY

MAY 15 2018

ATTORNEY'S OFFICE