

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 71171
Petitioner: NWSL TOWN CENTER 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.: 2071-19-2-09-001+4
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: \$59,959,000
 (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 12th day of July 2018.

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 71171
STIPULATION as To Tax Years 2017/2018 Actual Value**

NWSL TOWN CENTER LLC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

STATE OF COLORADO
 BOARD OF ASSESSMENT APPEALS
 2018 JUL 11 AM 10:50

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 **6295 South Southlands Parkway, 6205 South Main Street, 6105 South Southlands Parkway, 6200 South Southlands Parkway and 6290 South Southlands Parkway** and is identified as County Schedule Numbers: **2071-19-2-09-001, 2071-19-2-09-002, 2071-19-2-09-004, 2071-19-2-10-001 and 2071-19-3-03-001.**

A brief narrative as to why the reduction was made: Income approach with support from comparable market sales indicates 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	
2071-19-2-09-001		2017/2018	
Land	\$2,099,690	Land	\$2,099,690
Improvements	\$8,041,310	Improvements	\$4,861,310
Personal	\$0	Personal	\$0
Total	\$10,141,000	Total	\$6,961,000
 ORIGINAL VALUE		 NEW VALUE	
2071-19-2-09-002		2017/2018	
Land	\$2,553,460	Land	\$2,553,460
Improvements	\$13,899,540	Improvements	\$13,671,540
Personal	\$0	Personal	\$0
Total	\$16,453,000	Total	\$16,225,000
 ORIGINAL VALUE		 NEW VALUE	
2071-19-2-09-004		No Change	
Land	\$2,404,080	Land	\$2,404,080
Improvements	\$8,838,920	Improvements	\$8,838,920
Personal	\$0	Personal	\$0
Total	\$11,243,000	Total	\$11,243,000

ORIGINAL VALUE
2071-19-2-10-001

Land	\$2,859,550
Improvements	\$13,659,450
Personal	\$0
Total	\$16,519,000

NEW VALUE
No Change

Land	\$2,859,550
Improvements	\$13,659,450
Personal	\$0
Total	\$16,519,000

ORIGINAL VALUE
2071-19-3-03-001

Land	\$3,068,510
Improvements	\$5,942,490
Personal	\$0
Total	\$9,011,000

NEW VALUE
No Change

Land	\$3,068,510
Improvements	\$5,942,490
Personal	\$0
Total	\$9,011,000

TOTAL

\$63,367,000

\$59,959,000

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.

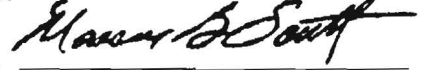
DATED the 19th day of June 2018.



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ARAPAHOE COUNTY

JUN 25 2018

ATTORNEY'S OFFICE