

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 71487</b>
Petitioner: <b>AIR ACADEMY NATIONAL BANK</b>  v.  Respondent: <b>ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS</b>	
<b>ORDER ON STIPULATION</b>	

**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 decision.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:  

**County Schedule No.: 2075-03-2-09-005**  
**Category: Abatement Appeal                      Property Type: Commercial**
  
2. Petitioner is protesting the 14-16 actual value of the subject property.
  
3. The parties agreed that the 14-16 actual value of the subject property should be reduced to:  

**Total Value: \$1,800,000**  
 (Reference Attached Stipulation)
  
4. The Board concurs with the Stipulation.

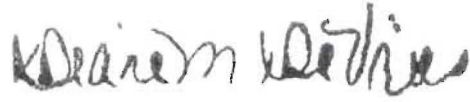
**ORDER:**

Respondent is ordered to reduce the 14-16 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 March 2018.

**BOARD OF ASSESSMENT APPEALS**



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



Christine Fontenot



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 71487  
STIPULATION as To Tax Years 2014/2015/2016 Actual Value**

BOARD OF ASSESSMENT APPEALS  
18 MAR -2 AM 10:06

**AIR ACADEMY NATIONAL BANK,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF COMMISSIONERS,**

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 2014/2015/2016 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: **9600 East Hampden Avenue**, County Schedule Number: **2075-03-2-09-005**.

A brief narrative as to why the reduction was made: Condition of the subject in relation to income and sales comparison approaches indicates that adjustment to this value is correct.

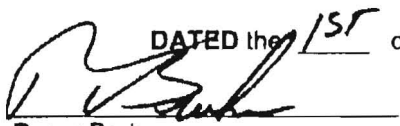
The parties have agreed that the 2014/2015/2016 actual value of the subject property should be reduced as follows:

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2014</b>		<b>2014</b>	
Land	\$348,129	Land	\$348,129
Improvements	\$532,871	Improvements	\$251,871
Personal	\$0	Personal	\$0
Total	\$881,000	Total	\$600,000
 <b>ORIGINAL VALUE</b>		 <b>NEW VALUE</b>	
<b>2015</b>		<b>2015</b>	
Land	\$348,129	Land	\$348,129
Improvements	\$634,871	Improvements	\$251,871
Personal	\$0	Personal	\$0
Total	\$983,000	Total	\$600,000
 <b>ORIGINAL VALUE</b>		 <b>NEW VALUE</b>	
<b>2016</b>		<b>2016</b>	
Land	\$348,129	Land	\$348,129
Improvements	\$634,871	Improvements	\$251,871
Personal	\$0	Personal	\$0
Total	\$983,000	Total	\$600,000

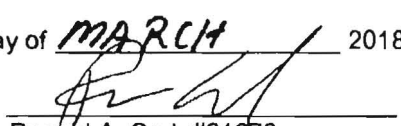
The valuation, as established above, shall be binding only with respect to the tax years 2014, 2015 and 2016. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

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 1<sup>ST</sup> day of MARCH 2018.



Roger Bruhn  
Property Tax Service, LLC  
4610 S. Ulster Street  
Denver, CO 80237  
(303) 402-6700



Ronald A. Carl, #21673  
Arapahoe Cnty. Bd. Equalization  
5334 S. Prince St.  
Littleton, CO 80120-1136  
(303) 795-4639



Marc Scott  
Arapahoe County Assessor  
5334 S. Prince St.  
Littleton, CO 80120-1136  
(303) 795-4600