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BOARD OF ASSESSMENT APPEALS,	Docket Number:	73968			
STATE OF COLORADO					
1313 Sherman Street, Room 315					
Denver, Colorado 80203					
Petitioner:					
DOUBLE-O PARKER CO					
V.					
Respondent:					
ARAPAHOE COUNTY BOARD OF COUNTY					
COMMISSIONERS					
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:

3.	A 1 1					0.11
1.	Subject	nronerty	15	described	26	follows.
1.	Dudjeet	property	10	described	us	10110 11 3.

County Schedule No.: 1973-26-3-15-002

Category: Abatement Appeal Property Type: Commercial

- 2. Petitioner is protesting the 15-16 actual value of the subject property.
- 3. The parties agreed that the 15-16 actual value of the subject property should be reduced to:

Total Value: \$1,100,000

(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 15-16 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 6th day of August 2018.

BOARD OF ASSESSMENT APPEALS

KDearim KC X

Diane M. DeVries

Baumbach ulra a

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



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BOARD OF ASSESSMENT APPEALS STATE OF COLORADO DOCKET NUMBER 73968 STIPULATION as To Tax Years 2015/2016 Actual Value

DOUBLE-O PARKER CO,

Petitioner,

VS.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 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: 2630 South Parker Road, County Schedule Number: 1973-26-3-15-002.

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 2015/2016 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE 2015/2016		NEW VALUE 2015/2016	
Land	\$335,928	Land	\$335,928
Improvements	\$965,072	Improvements	\$764,072
Personal	\$0	Personal	\$0
Total	\$1,301,000	Total	\$1,100,000

The valuation, as established above, shall be binding only with respect to the tax years 2015/2016. 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 notypet been scheduled. Petitioner agrees to waive the right to any further appeal for the assessment year govered by this Stipulation.

m 2018. day of 10 Marc Scott

Todd Stevens Stevens & Associates, Inc. 9635 Maroon Circle, #450 Englewood, Co 80112 (303) 347-1878

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 80

AM IO:

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