

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 73992</b>
Petitioner: <b>SOMERSET LAND COMPANY II LLC</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 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.: 034327045**  
**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: \$1,500,000**  
 (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 21st day of December 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



STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

**BOARD OF ASSESSMENT APPEALS**  
STATE OF COLORADO  
DOCKET NUMBER 73992  
STIPULATION as To Tax Years 2015/2016 Actual Value

2018 DEC -6 PM 4: 24

**SOMERSET LAND COMPANY II LLC,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF COMMISSIONERS,**

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding the tax years 2015/2016 valuation of the property listed in this Petition and jointly move 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: **13333 East Briarwood Avenue,** County Schedule Number: **2075-25-1-27-001.**

A brief narrative as to why the reduction was made: Cost, income and sales comparison approaches indicate that adjustment to this value is correct.

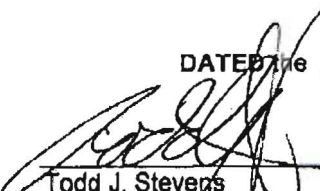
The parties have agreed that the 2015/2016 actual value of the subject property should be reduced as follows:


ORIGINAL VALUE 2015/2016		NEW VALUE 2015/2016	
Land	\$463,680	Land	\$436,680
Improvements	\$1,142,320	Improvements	\$1,063,320
Personal	\$0	Personal	\$0
Total	\$1,606,000	Total	\$1,500,000

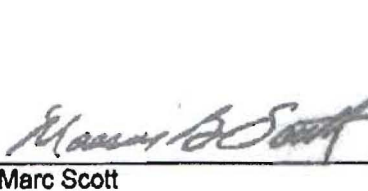
The valuation, as established above, shall be binding only with respect to the tax years 2015/2016. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled. Petitioner agrees to waive the right to any further appeal for the assessment year covered by this Stipulation.

DATED the 19 day of November 2018.

  
 Todd J. 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