

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 74003
Petitioner: SOMERSET LAND COMPANY IV LLC 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:

1. Subject property is described as follows:

County Schedule No.: 034830588

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: \$1,240,000

(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 this 16th day of January 2019.

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 74003
CORRECTED STIPULATION as To Tax Years 2015/2016 Actual Value

STATE OF COLORADO
BD OF ASSESSMENT APPEALS
2019 JAN 15 PM 3:25

SOMERSET LAND COMPANY IV 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: **16730 East Quincy Avenue**, County Schedule Number: **2073-08-1-31-003**.

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

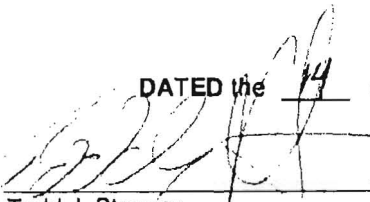
The parties have agreed that the 2015/2016 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE 2015/2016		NEW VALUE 2015/2016	
Land	\$579,869	Land	\$579,869
Improvements	\$728,131	Improvements	\$660,131
Personal	\$0	Personal	\$0
Total	\$1,308,000	Total	\$1,240,000

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 14 day of January 2019.



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



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