

<p><b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p><b>PURE STRIKE CENTENNIAL LLC</b> v.</p> <p>Respondent:</p> <p><b>ARAPAHOE COUNTY BOARD OF EQUALIZATION</b></p>	<p><b>Docket No.: 74525</b></p>
<p><b>ORDER ON STIPULATION</b></p>	

**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 Order on Stipulation.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:

County Schedule No.:	2075-25-1-31-002
Appeal Category:	Valuation
Current Classification:	Commercial

2. Petitioner is protesting the 2018 actual value of the subject property.
3. The parties agreed that the 2018 actual value of the subject property should remain unchanged at \$4,813,000 and that the 2018 classification of the subject property should be as follows:

Classification:           56% Commercial and 44% Residential

(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to change the 2018 classification of the subject property as set forth above.

The Arapahoe County Assessor is directed to change his/her records accordingly.

DATED this 25<sup>th</sup> day of July, 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.

*Gordana Katardzic*

\_\_\_\_\_  
Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS  
 STATE OF COLORADO  
 DOCKET NUMBER 74525  
 STIPULATION as To Tax Year 2018 Actual Value**

2019 JUL 25 AM 7:45

**PURE STRIKE CENTENNIAL LLC,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

THE PARTIES TO THIS ACTION enter into this Stipulation regarding tax year 2018 valuation and classification 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 and emails between the petitioner and respondent have resulted in the following agreement:

Subject property is an extended stay hotel currently classified as **COMMERCIAL** and is located at **13253 East Briarwood Avenue, County Schedule Number: 2075-25-1-31-002.**

A brief narrative as to why the reduction was made: For this settlement of tax year 2018 only, the value will remain unchanged at \$4,813,000 and, based upon the property's occupancy, the County will change the classification of the property to 56% commercial and 44% residential. Based upon this classification change, 56% of the property's total actual value will be assessed at the commercial rate and 44% at the residential rate for tax year 2018.

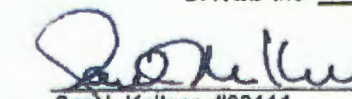
The parties have agreed that the 2018 actual value of the subject property should be as follows:


ORIGINAL VALUE 2018		NEW VALUE 2018	
Land	\$425,000	Land	\$425,000
Improvements	\$4,388,000	Improvements	\$4,388,000
Personal	\$0	Personal	\$0
<b>Total</b>	<b>\$4,813,000</b>	<b>Total</b>	<b>\$4,813,000</b>


The valuation and classification allocation, as established above, shall be binding only with respect to the tax year 2018. This valuation and classification allocation, 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 should 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 25<sup>th</sup> day of June, 2019

  
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