

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 74757
Petitioner: SUMMIT WILLOW CREEK LLC v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION	
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.: 032601434+2
 Category: Valuation/Protest Appeal Property Type: 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 be reduced to:

Total Value: \$13,000,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2018 actual value of the subject property, as set forth above.

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

DATED this 21st day of June 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 2019 JUN 21 PM 2:02
 STATE OF COLORADO
 DOCKET NUMBER 74757
 STIPULATION as To Tax Year 2018 Actual Value

SUMMIT WILLOW CREEK LLC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 2018 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 **7305 East County Line Road**, County Schedule Number: **2075-33-3-18-008, 2075-33-3-18-002, and 2075-33-3-18-009.**

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

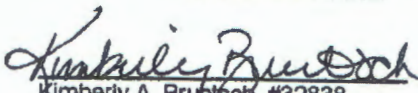
The parties have agreed that the 2018 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
2075-33-3-18-008		2018	
Land	\$12,732,690	Land	\$11,100,000
Improvements	\$483,310	Improvements	\$430,558
Personal	\$0	Personal	\$0
Total	\$13,216,000	Total	\$11,530,558
ORIGINAL VALUE		NEW VALUE	
2075-33-3-18-002		No change	
Land	\$402,240	Land	\$402,240
Improvements	\$307,760	Improvements	\$307,760
Personal	\$0	Personal	\$0
Total	\$710,000	Total	\$710,000
ORIGINAL VALUE		NEW VALUE	
2075-33-3-18-009		No change	
Land	\$756,198	Land	\$756,198
Improvements	\$3,246	Improvements	\$3,246
Personal	\$0	Personal	\$0
Total	\$759,444	Total	\$759,444
TOTAL	\$14,885,444		\$13,000,000

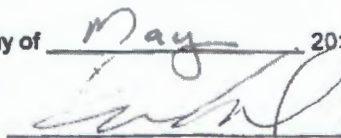
The valuation, as established above, shall be binding only with respect to the tax year 2018. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

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 30th day of May, 2018.



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