

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>INTOWN SUITES AURORA LP</p> <p>v.</p> <p>Respondent:</p> <p>ARAPAHOE COUNTY BOARD OF EQUALIZATION</p>	<p>Docket No.: 76342</p>
<p>ORDER ON STIPULATION</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.:	1973-27-1-26-001
Appeal Category:	VALUATION
Current Classification:	COMMERCIAL

2. Petitioner is protesting the 2019 valuation of the subject property.

3. The parties agreed that the 2019 valuation and classification of the subject property should be as follows:

Valuation:	The value will remain unchanged at \$7,242,000
Classification:	51% Commercial and 49% Residential

(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

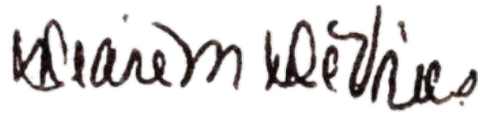
ORDER:

Respondent is ordered to change the 2019 classification of the subject property as set forth above.

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

DATED AND MAILED this 10th day of August, 2020.

BOARD OF ASSESSMENT APPEALS




Diane M. DeVries



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

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 76342**

STIPULATION as To Tax Years 2019 and 2020 Actual Value

INTOWN SUITES AURORA LP,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION enter into this Stipulation regarding tax years 2019 and 2020 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 **RESIDENTIAL/COMMERCIAL** and is located at **2221 South Havana Street**, County Schedule Number: **1973-27-1-26-001**.

A brief narrative as to why the reduction was made: For this settlement of tax years 2019 and 2020, the value will remain unchanged at \$7,242,000 and, based upon the property's occupancy, the County will change the classification of the property to 51% commercial and 49% residential. Based upon this classification change, 51% of the property's total actual value will be assessed at the commercial rate and 49% at the residential rate for tax years 2019 and 2020.

The parties have agreed that the 2019 and 2020 actual value of the subject property should be as follows:

ORIGINAL VALUE 2077-05-1-05-003 RESIDENTIAL		NEW VALUE 2019/2020	
Land	\$533,830	Land	\$533,830
Improvements	\$3,014,750	Improvements	\$3,014,750
Personal	\$0	Personal	\$0
Total	\$3,548,580	Total	\$3,548,580
COMMERCIAL			
Land	\$555,620	Land	\$555,620
Improvements	\$3,137,800	Improvements	\$3,137,800
Personal	\$0	Personal	\$0
Total	3,693,420	Total	\$3,693,420
TOTAL:	\$7,242,000		\$7,242,000

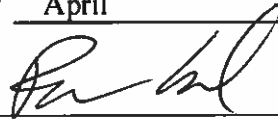
The valuation and classification allocation, as established above, shall be binding only with respect to the tax years 2019 and 2020. This valuation and classification allocation, as established above, is for purposes of settlement only and does not reflect an appraised value.

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 29 day of April 2019.



Beth Diehl
Paradigm Tax Group
7200 S. Alton Way, Suite A-250
Centennial, CO 80112
(720) 381-2247



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