

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>SCG LH DENVER AURORA LP</p> <p>v.</p> <p>Respondent:</p> <p>ARAPAHOE COUNTY BOARD OF EQUALIZATION</p>	<p>Docket No.: 76361</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.:	1975-30-2-38-004+1
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 \$7,948,840
Classification:	51% Commercial and 49% Residential

(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

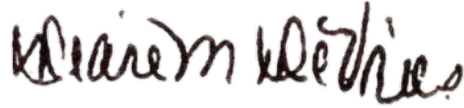
ORDER:

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 21st 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 76361
STIPULATION as To Tax Years 2019 and 2020 Actual Value**

SCG LH DENVER 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 **14090 East Evans Avenue**, County Schedule Numbers: **1975-30-2-38-004** and **1975-30-2-41-002**.

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 \$7,948,840 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		NEW VALUE	
1975-30-2-38-004		2019/2020	
RESIDENTIAL			
Land	\$421,855	Land	\$421,855
Improvements	\$3,321,744	Improvements	\$3,321,744
Personal	\$0	Personal	\$0
Total	\$3,743,599	Total	\$3,743,599
COMMERCIAL			
Land	\$439,075	Land	\$439,075
Improvements	\$3,457,326	Improvements	\$3,457,326
Personal	\$0	Personal	\$0
Total	\$3,896,401	Total	\$3,896,401
TOTAL:	\$7,640,000		\$7,640,000
ORIGINAL VALUE		NEW VALUE	
1975-30-2-41-002		2019/2020	
RESIDENTIAL			
Land	\$151,331	Land	\$151,331
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$151,331	Total	\$151,331


COMMERCIAL

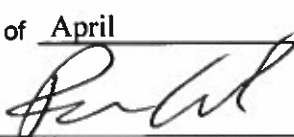
Land	\$157,509	Land	\$151,509
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	<u>\$157,509</u>	Total	<u>\$157,509</u>
TOTAL:	\$308,840		\$308,840
TOTAL:	\$7,948,840		\$7,948,840


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.


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