

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 76401
Petitioner: BUCKINGHAM VILLAGE 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.: 031193613+2
Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2019 actual value of the subject property.
3. The parties agreed that the 2019 actual value of the subject property should be reduced to:

Total Value: \$6,727,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2019 actual value of the subject property, as set forth above.

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

DATED this 24th day of June 2020.

BOARD OF ASSESSMENT APPEALS



Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Debra A. Baumbach



Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 76401
STIPULATION as To Tax Years 2019/2020 Actual Value**

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

2020 MAY 21 PM 1:08

BUCKINGHAM VILLAGE LLC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 2019/2020 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: **1505 - 1555 South Havana Street,** County Schedule Numbers: **1973-22-4-09-001, 1973-22-4-40-001, 1973-22-4-40-002.**

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 2019/2020 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
1973-22-4-09-001		2019/2020	
Land	\$372,790	Land	\$372,790
Improvements	\$728,210	Improvements	\$627,210
Extra Features	\$0	Extra Features	\$0
Total	\$1,101,000	Total	\$1,000,000
 ORIGINAL VALUE		 NEW VALUE	
1973-22-4-40-001		2019/2020	
Land	\$671,340	Land	\$671,340
Improvements	\$16,496	Improvements	\$16,496
Extra Features	\$0	Extra Features	\$0
Total	\$687,836	Total	\$687,836
 ORIGINAL VALUE		 NEW VALUE	
1973-22-4-40-002		2019/2020	
Land	\$2,252,048	Land	\$2,252,048
Improvements	\$3,324,952	Improvements	\$2,787,116
Extra Features	\$0	Extra Features	\$0
Total	\$5,577,000	Total	\$5,039,164
 TOTAL:	 \$7,365,836	 TOTAL:	 \$6,727,000

The valuation, as established above, shall be binding only with respect to the tax years 2019/2020. 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 5 day of May 2020.



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