

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 76402
Petitioner: C J CO 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.: 032394129+3
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: \$8,257,500
(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 17th day of November 2020.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

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

Debra A. Baumbach

Martha Hernandez Sanchez
Martha Hernandez Sanchez



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 76402
STIPULATION as To Tax Years 2019/2020 Actual Value**

C J CO,

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: **13250 - 13600 East Mississippi Avenue, County Schedule Numbers: 1973-24-1-14-001, 1973-24-1-15-001, 1973-24-1-15-003 and 1973-24-1-15-004.**

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	
1973-24-1-14-001		2019/2020	
Land	\$885,000	Land	\$885,000
Improvements	\$308,000	Improvements	\$305,000
Extra Features	\$0	Extra Features	\$0
Total	\$1,193,000	Total	\$1,190,000
ORIGINAL VALUE		NEW VALUE	
1973-24-1-15-001		2019/2020	
Land	\$494,000	Land	\$494,000
Improvements	\$1,023,000	Improvements	\$1,006,000
Extra Features	\$0	Extra Features	\$0
Total	\$1,517,000	Total	\$1,500,000
ORIGINAL VALUE		NEW VALUE	
1973-24-1-15-003		2019/2020	
Land	\$175,750	Land	\$175,750
Improvements	\$1,469,250	Improvements	\$1,424,250
Extra Features	\$0	Extra Features	\$0
Total	\$1,645,000	Total	\$1,600,000

ORIGINAL VALUE
1973-24-1-15-004

Land \$831,140
Improvements \$4,048,860
Extra Features \$0
Total \$4,880,000

NEW VALUE
2019/2020

Land \$831,140
Improvements \$3,136,360
Extra Features \$0
Total \$3,967,500

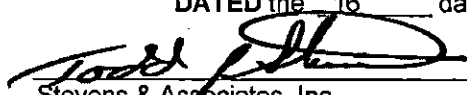
TOTAL: \$9,235,000

TOTAL: \$8,257,500

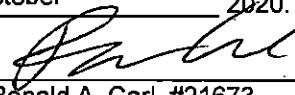
The valuation, as established above, shall be binding only with respect to the tax years 2019/2020. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

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.

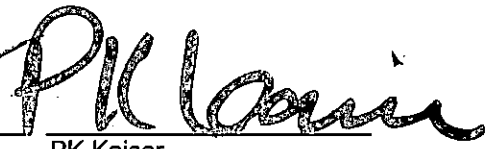
DATED the 16 day of October 2020.



Stevens & Associates, Inc.
Todd Stevens
10303 Dry Creek Rd., Suite 240
Englewood, CO 80112
(720) 500-1081



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