

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 79803
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.: 032365781+4
Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2020 actual value of the subject property.
3. The parties agreed that the 2020 actual value of the subject property should be reduced to:

Total Value: \$9,849,500
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2020 actual value of the subject property, as set forth above.

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

DATED this 4th day of May 2021.

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.



Sondra W. Mercier

Martha Hernandez Sanchez
Martha Hernandez Sanchez



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 79803
STIPULATION as To Tax Year 2020 Actual Value**

C J CO,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION enter this Stipulation regarding tax year 2020 valuation 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 with the petitioner and respondent have resulted in the following agreement:

Subject property is classified as **COMMERCIAL** and is located at: **13200 East Mississippi Avenue**, County Schedule Number: **1973-24-1-13-001**; **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 change was made: Income and sales comparison approaches indicate that adjustment to this value is correct.

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

ORIGINAL VALUE		NEW VALUE	
1973-24-1-13-001		2020	
Land	\$885,000	Land	\$885,000
Improvements	\$707,000	Improvements	\$707,000
Personal	\$0	Personal	\$0
Total	\$1,592,000	Total	\$1,592,000

ORIGINAL VALUE		NEW VALUE	
1973-24-1-14-001		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		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		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	<u>\$4,880,000</u>

**NEW VALUE
2020**

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

TOTAL: \$10,827,000

TOTAL: \$9,849,500

The valuation, as established above, shall be binding only with respect to the tax year 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 14 day of April 2021.



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