

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 80199</b>
Petitioner: <b>RICHMOND AMERICAN HOMES OF COLORADO INC</b> v. Respondent: <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 207128408-001+031**  
**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: \$12,288,250**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

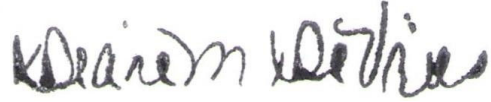
**ORDER:**

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 1st day of November 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.



\_\_\_\_\_  
Stephanie Cobos



\_\_\_\_\_  
Sondra W. Mercier



STATE OF COLORADO }  
 COUNTY OF ARAPAHOE } ss.

At a regular meeting of the Board of County Commissioners for Arapahoe County, Colorado held at the Administration Building, Littleton, Colorado on Tuesday, the 26<sup>th</sup> day of October 2021, there were present:

<b>Carrie Warren-Gully, Chair Pro Tem</b>	<b>Commissioner District 1</b>	<b>Present</b>
<b>Nancy Sharpe</b>	<b>Commissioner District 2</b>	<b>Present</b>
<b>Jeff Baker</b>	<b>Commissioner District 3</b>	<b>Present</b>
<b>Nancy Jackson, Chair</b>	<b>Commissioner District 4</b>	<b>Present</b>
<b>Bill Holen</b>	<b>Commissioner District 5</b>	<b>Present</b>
<b>Ron Carl</b>	<b>County Attorney</b>	<b>Present</b>
<b>Joan Lopez</b>	<b>Clerk to the Board</b>	<b>Absent and Excused</b>
<b>Joleen Sanchez</b>	<b>Asst. Clerk to the Board</b>	<b>Present</b>

**RESOLUTION NO. 21-726** It was moved by Commissioner Baker and duly seconded by Commissioner Holen to authorize the Arapahoe County Attorney to settle the following Board of Assessment Appeals Case (Docket Number), for the tax year listed below:

<b>Docket #</b>	<b>Property Owner</b>	<b>Tax Year</b>
80199	Richmond Homes of Colorado	2020
80370	Arapahoe Street Mall III LLC	2020
2021BAA1487	BRE DDR BR Cornerstar Co LLC	2021/2022
2021BAA1508	Ironton Aurora Partners LLC	2021/2022
2021BAA1552	Par Equities	2021/2022
2021BAA1717	Avanath Fox Crossing LLC	2021/2021

After review by the County Attorney’s Office, in conjunction with the Arapahoe County Assessor’s Office and the Petitioners, evidence was submitted which supported the Stipulation and the Petitioners agreed to a new value. The Assessor has recommended approval pursuant to the terms contained within the Stipulation. Based upon the evidence submitted to the Board on this date, the Board has no reason not to concur with the proposed Stipulation.

The vote was:

Commissioner Baker, Yes; Commissioner Holen, Yes; Commissioner Jackson, Yes; Commissioner Sharpe, Yes; Commissioner Warren-Gully, Yes.

The Chair declared the motion carried and so ordered.

I, Joan Lopez, Arapahoe County Clerk and ex-officio Clerk to the Board of County Commissioners, in and for the County and State aforesaid, do hereby certify that the annexed and foregoing order is truly copied from the records of the proceedings of the Board of County Commissioners for said Arapahoe County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Littleton, Colorado this 29<sup>th</sup> day of October 2021.

Joan Lopez, Clerk to the Board

By: *Gina Garran*  
Gina Garran, Deputy Clerk

**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 80199  
STIPULATION as To Tax Year 2020 Actual Value**

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**RICHMOND AMERICAN HOMES OF COLORADO,**

Petitioner,

vs.

**ARAPAHOE BOARD OF COUNTY COMMISSIONERS,**

Respondent.

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THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 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 **VACANT LAND**.

A brief narrative as to why the reduction was made: Comparable market sales and present worth discounting for an extended sell out for subject lots indicates that adjustment to this value is correct.

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

<b>PARCEL NUMBER</b>	<b>Orig. Value</b>	<b>New Value</b>
2071-28-1-20-001	\$67,825.00	\$61,750.00
2071-28-1-20-002	\$67,825.00	\$61,750.00
2071-28-1-20-003	\$67,825.00	\$61,750.00
2071-28-1-20-004	\$67,825.00	\$61,750.00
2071-28-1-20-005	\$67,825.00	\$61,750.00
2071-28-1-20-006	\$67,825.00	\$61,750.00
2071-28-1-20-007	\$67,825.00	\$61,750.00
2071-28-1-20-008	\$67,825.00	\$61,750.00
2071-28-1-20-009	\$67,825.00	\$61,750.00
2071-28-1-20-010	\$67,825.00	\$61,750.00

2071-28-1-20-011	\$67,825.00	\$61,750.00
2071-28-1-20-012	\$67,825.00	\$61,750.00
2071-28-1-20-013	\$67,825.00	\$61,750.00
2071-28-1-20-014	\$67,825.00	\$61,750.00
2071-28-1-20-015	\$67,825.00	\$61,750.00
2071-28-1-20-016	\$67,825.00	\$61,750.00
2071-28-1-20-017	\$67,825.00	\$61,750.00
2071-28-1-20-018	\$67,825.00	\$61,750.00
2071-28-1-20-019	\$67,825.00	\$61,750.00
2071-28-1-20-020	\$67,825.00	\$61,750.00
2071-28-1-20-021	\$67,825.00	\$61,750.00
2071-28-1-20-022	\$67,825.00	\$61,750.00
2071-28-1-20-023	\$67,825.00	\$61,750.00
2071-28-1-20-024	\$67,825.00	\$61,750.00
2071-28-1-20-025	\$67,825.00	\$61,750.00
2071-28-1-20-026	\$67,825.00	\$61,750.00
2071-28-1-20-027	\$67,825.00	\$61,750.00
2071-28-1-20-028	\$67,825.00	\$61,750.00
2071-28-1-20-029	\$67,825.00	\$61,750.00
2071-28-1-20-030	\$67,825.00	\$61,750.00
2071-28-1-20-031	\$67,825.00	\$61,750.00
2071-28-1-20-032	\$67,825.00	\$61,750.00

2071-28-1-20-033	\$67,825.00	\$61,750.00
2071-28-1-20-034	\$67,825.00	\$61,750.00
2071-28-1-20-035	\$67,825.00	\$61,750.00
2071-28-1-20-036	\$67,825.00	\$61,750.00
2071-28-1-20-037	\$67,825.00	\$61,750.00
2071-28-1-20-038	\$67,825.00	\$61,750.00
2071-28-1-20-039	\$67,825.00	\$61,750.00
2071-28-1-20-040	\$67,825.00	\$61,750.00
2071-28-1-20-041	\$67,825.00	\$61,750.00
2071-28-1-20-042	\$67,825.00	\$61,750.00
2071-28-1-20-043	\$67,825.00	\$61,750.00
2071-28-1-20-044	\$67,825.00	\$61,750.00
2071-28-1-21-001	\$67,825.00	\$61,750.00
2071-28-1-21-002	\$67,825.00	\$61,750.00
2071-28-1-21-003	\$67,825.00	\$61,750.00
2071-28-1-21-004	\$67,825.00	\$61,750.00
2071-28-1-21-005	\$67,825.00	\$61,750.00
2071-28-1-21-006	\$67,825.00	\$61,750.00
2071-28-1-21-007	\$67,825.00	\$61,750.00
2071-28-1-21-008	\$67,825.00	\$61,750.00
2071-28-1-21-009	\$67,825.00	\$61,750.00
2071-28-1-22-001	\$67,825.00	\$61,750.00

2071-28-1-22-002	\$67,825.00	\$61,750.00
2071-28-1-22-003	\$67,825.00	\$61,750.00
2071-28-1-22-004	\$67,825.00	\$61,750.00
2071-28-1-22-005	\$67,825.00	\$61,750.00
2071-28-1-22-006	\$67,825.00	\$61,750.00
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2071-28-1-22-012	\$67,825.00	\$61,750.00
2071-28-1-22-013	\$67,825.00	\$61,750.00
2071-28-1-22-014	\$67,825.00	\$61,750.00
2071-28-1-22-015	\$67,825.00	\$61,750.00
2071-28-1-22-016	\$67,825.00	\$61,750.00
2071-28-1-22-017	\$67,825.00	\$61,750.00
2071-28-1-22-018	\$67,825.00	\$61,750.00
2071-28-1-22-019	\$67,825.00	\$61,750.00
2071-28-1-22-020	\$67,825.00	\$61,750.00
2071-28-1-22-021	\$67,825.00	\$61,750.00
2071-28-1-22-022	\$67,825.00	\$61,750.00
2071-28-1-22-023	\$67,825.00	\$61,750.00



2071-28-1-22-024	\$67,825.00	\$61,750.00
2071-28-1-22-025	\$67,825.00	\$61,750.00
2071-28-1-22-026	\$67,825.00	\$61,750.00
2071-28-1-22-027	\$67,825.00	\$61,750.00
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2071-28-4-05-014	\$71,275.00	\$61,750.00
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2071-28-4-05-020	\$71,275.00	\$61,750.00
2071-28-4-05-021	\$71,275.00	\$61,750.00
2071-28-4-05-022	\$71,275.00	\$61,750.00

2071-28-4-05-023	\$71,275.00	\$61,750.00
2071-28-4-05-024	\$71,275.00	\$61,750.00
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2071-28-4-05-043	\$71,275.00	\$61,750.00
2071-28-4-05-044	\$71,275.00	\$61,750.00

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2071-28-4-08-013	\$71,275.00	\$61,750.00

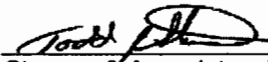
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2071-28-4-08-022	\$71,275.00	\$61,750.00
2071-28-4-08-023	\$71,275.00	\$61,750.00
2071-28-4-08-027	\$71,275.00	\$61,750.00
2071-28-4-08-029	\$71,275.00	\$61,750.00
2071-28-4-08-031	\$71,275.00	\$61,750.00

**Total:            \$13,907,725.00            \$12,288,250.00**

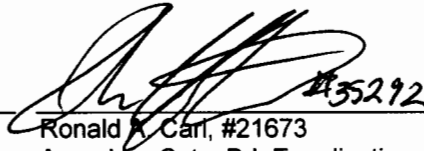
The valuation, as established above, shall be binding only with respect to the tax year 2020. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

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 29 day of September 2021.



Stevens & Associates, Inc.  
Todd Stevens  
10303 Dry Creek Rd., Suite 240  
Englewood, CO 80112  
(303) 347-1878



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