

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 62103</b>
Petitioner: <b>KIMCO EAST BANK 689 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 approved 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.: 2073-06-3-64-001+6**

**Category: Valuation      Property Type: Commercial Real**
2. Petitioner is protesting the 2013 actual value of the subject property.
3. The parties agreed that the 2013 actual value of the subject property should be reduced to:  

**Total Value:            \$8,700,000**

(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2013 actual value of the subject property, as set forth above.

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

**DATED AND MAILED** this 3rd day of March 2014.

**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

\_\_\_\_\_  
Cara McKeller

*[Handwritten signature of Cara McKeller]*



STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

**BOARD OF ASSESSMENT APPEALS**  
**STATE OF COLORADO**  
**DOCKET NUMBER 62103**

2014 FEB 28 PM 1:40

**CORRECTED STIPULATION as To Tax Years 2013/2014 Actual Value**

---

**KIMCO EAST BANK 689 INC.,**

Petitioners,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

---

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year(s) 2013/2014 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 described as follows: **4042, 4002, 4000, 4090, 4086, 4100, and 4102 South Parker Road**, County Schedule Numbers: **2073-06-3-64-001, 2073-06-3-64-002, 2073-06-3-64-003, 2073-06-3-64-004, 2073-06-3-64-005, 2073-06-3-64-006 and 2073-06-3-64-007.**

A brief narrative as to why the reduction was made: Analyzed market and income information.

The parties have agreed that the 2013/2014 actual value of the subject property should be reduced as follows:

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2073-06-3-64-001</b>		<b>2013/2014</b>	
Land	\$968,448	Land	\$968,448
Improvements	\$1,476,552	Improvements	\$1,133,652
Personal		Personal	
Total	\$2,445,000	Total	\$2,102,100
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2073-06-3-64-002</b>		<b>2013/2014</b>	
Land	\$572,730	Land	\$572,730
Improvements	\$733,270	Improvements	\$522,270
Personal		Personal	
Total	\$1,306,000	Total	\$1,095,000
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2073-06-3-64-003</b>		<b>2013/2014</b>	
Land	\$221,292	Land	\$221,292
Improvements	\$188,708	Improvements	\$188,708
Personal		Personal	
Total	\$410,000	Total	\$410,000

**ORIGINAL VALUE**

2073-06-3-64-004

Land	\$743,844
Improvements	\$456,156
Personal	
<b>Total</b>	<b>\$1,200,000</b>

**NEW VALUE**

2013/2014

Land	\$743,844
Improvements	\$456,156
Personal	
<b>Total</b>	<b>\$1,200,000</b>

**ORIGINAL VALUE**

2073-06-3-64-005

Land	\$309,132
Improvements	\$325,868
Personal	
<b>Total</b>	<b>\$635,000</b>

**NEW VALUE**

2013/2014

Land	\$309,132
Improvements	\$232,332
Personal	
<b>Total</b>	<b>\$541,464</b>

**ORIGINAL VALUE**

2073-06-3-64-006

Land	\$1,473,264
Improvements	\$1,181,736
Personal	
<b>Total</b>	<b>\$2,655,000</b>

**NEW VALUE**

2013/2014

Land	\$1,473,264
Improvements	\$809,172
Personal	
<b>Total</b>	<b>\$2,282,436</b>

**ORIGINAL VALUE**

2073-06-3-64-007

Land	\$150,258
Improvements	\$1,124,742
Personal	
<b>Total</b>	<b>\$1,275,000</b>

**NEW VALUE**

2013/2014

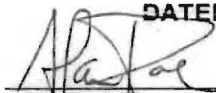
Land	\$150,258
Improvements	\$918,742
Personal	
<b>Total</b>	<b>\$1,069,000</b>

**Total****\$9,926,000****\$8,700,000**

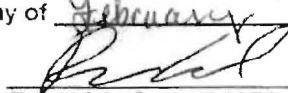
The valuation, as established above, shall be binding only with respect to the tax years 2013/2014. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled. Petitioners agree to waive the right to any further appeal for the assessment years covered by this Stipulation. Respondent reserves the right to account for any value added or subtracted by any 'unusual conditions' that may have occurred between 1/1/2013 and 1/1/2014. **Petitioner does not waive the right to dispute any value added or subtracted by any 'unusual condition' so accounted for by the Assessor.**

DATED the 24<sup>th</sup> day of February 2014.



Alan Poe, Esq.  
Poe Law Office, LLC  
7200 S. Alton Way, B-150  
Centennial, CO 80112  
(720) 519-1020



Ronald A. Carl, #21673  
Arapahoe Cnty. Bd. Equalization  
5334 S. Prince St.  
Littleton, CO 80120-1136  
(303) 795-4639



Corbin Sakdol  
Arapahoe County Assessor  
5334 S. Prince St.  
Littleton, CO 80120-1136  
(303) 795-4600