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| BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203 | Docket Number: 62295 |
| Petitioner: ESTANCIA 80 LLC, v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION. | |
| ORDER ON STIPULATION | |

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.: 2073-27-1-04-002+1

Category: Valuation Property Type: Vacant Land

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: \$108,000
 (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 13th day of December 2013.

BOARD OF ASSESSMENT APPEALS

Diane M DeVries

Diane M. DeVries

Debra A Baumbach

Debra A. Baumbach

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

CM

Cara McKeller



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 62295
STIPULATION (As To Tax Year(s) 2013/2014 Actual Value)**

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

2013 DEC 13 AM 9:28

ESTANCIA 80 LLC,
Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,
Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding the tax year(s) 2013/2014 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** and described as follows: **6770 & 6750 S. Espana Way,** County Schedule Number: **2073-27-1-04-002 and 2073-27-1-04-003.**

A brief narrative as to why the reduction was made: Developer's Discount applied to market value.

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

| ORIGINAL VALUE | | NEW VALUE | |
|---------------------------|----------------------|-------------------------|----------------------|
| 2073-27-1-04-002 | | 2073-27-1-04-002 | |
| Land | \$148,500 | Land | \$54,000 |
| Improvements | | Improvements | |
| Personal | | Personal | |
| | \$148,500 | Total | \$54,000 |
| ORIGINAL VALUE | | NEW VALUE | |
| 2073-27-1-04-003 | | 2073-27-1-04-003 | |
| Land | \$148,500 | Land | \$54,000 |
| Improvements | | Improvements | |
| Personal | | Personal | |
| | \$148,500 | Total | \$54,000 |
| TOTAL | \$297,000 | | \$108,000 |

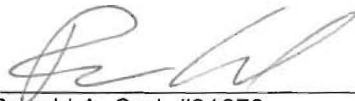
The valuation, as established above, shall be binding only with respect to the tax year(s) 2013/2014. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled. Petitioner(s) agree to waive the right to any further appeal of 2073-27-1-04-002 and 2073-27-1-04-003 for the assessment year(s) 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.**

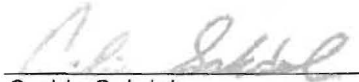
DATED the 8th day of November 2013.



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