

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62471
Petitioner: SEQUOIA GOLF BLACKSTONE 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.: 2071-33-1-10-001+8

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: \$4,300,000

(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 27th day of December 2013.

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

Cara McKeller



STATE OF COLORADO
 BOARD OF ASSESSMENT APPEALS
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BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 62471
STIPULATION as To Tax Years 2013/2014 Actual Value

SEQUOIA GOLF BLACKSTONE LLC,

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 **VACANT LAND/COMMERCIAL** and described as follows: **7777 South Country Club Parkway**, County Schedule Numbers: **2071-33-1-01-013, 2071-33-1-10-001, 2071-33-1-11-001, 2071-33-2-14-001, 2071-33-2-14-002, 2071-33-2-14-003, 2071-33-2-14-004, 2071-33-3-04-024, and 2071-33-4-08-001.**

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

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

ORIGINAL VALUE		NEW VALUE	
2071-33-1-01-013		2013/2014	
Land	\$662,800	Land	\$414,250
Improvements	\$	Improvements	\$
Personal		Personal	
Total	\$662,800	Total	\$414,250
 ORIGINAL VALUE		 NEW VALUE	
2071-33-1-10-001		2013/2014	
Land	\$741,920	Land	\$463,700
Improvements	\$	Improvements	\$
Personal		Personal	
Total	\$741,920	Total	\$463,700
 ORIGINAL VALUE		 NEW VALUE	
2071-33-1-11-001		2013/2014	
Land	\$26,880	Land	\$16,800
Improvements	\$504,170	Improvements	\$504,170
Personal		Personal	
Total	\$531,050	Total	\$520,970

**ORIGINAL VALUE
2071-33-2-14-001**

Land	\$86,080
Improvements	\$2,587,957
Personal	
Total	<u>\$2,674,037</u>

**NEW VALUE
2013/2014**

Land	\$53,800
Improvements	\$2,569,080
Personal	
Total	<u>\$2,622,880</u>

**ORIGINAL VALUE
2071-33-2-14-002**

Land	\$99,280
Improvements	\$
Personal	
Total	<u>\$99,280</u>

**NEW VALUE
2013/2014**

Land	\$62,050
Improvements	\$
Personal	
Total	<u>\$62,050</u>

**ORIGINAL VALUE
2071-33-2-14-003**

Land	\$99,760
Improvements	\$
Personal	
Total	<u>\$99,760</u>

**NEW VALUE
2013/2014**

Land	\$62,350
Improvements	\$
Personal	
Total	<u>\$62,350</u>

**ORIGINAL VALUE
2071-33-2-14-004**

Land	\$12,000
Improvements	\$
Personal	
Total	<u>\$12,000</u>

**NEW VALUE
2013/2014**

Land	\$7,500
Improvements	\$
Personal	
Total	<u>\$7,500</u>

**ORIGINAL VALUE
2071-33-3-04-024**

Land	\$142,240
Improvements	\$
Personal	
Total	<u>\$142,240</u>

**NEW VALUE
2013/2014**

Land	\$88,900
Improvements	\$
Personal	
Total	<u>\$88,900</u>

**ORIGINAL VALUE
2071-33-4-08-001**

Land	\$91,840
Improvements	\$
Personal	
Total	<u>\$91,840</u>

**NEW VALUE
2013/2014**

Land	\$57,400
Improvements	\$
Personal	
Total	<u>\$57,400</u>

Total \$5,054,927

\$4,300,000

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 of **2071-33-1-01-013, 2071-33-1-10-001, 2071-33-1-11-001, 2071-33-2-14-001, 2071-33-2-14-002, 2071-33-2-14-003, 2071-33-2-14-004, 2071-33-3-04-024, and 2071-33-4-08-001** 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 2 day of December 2013.



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