

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 62984
Petitioner: QUEBEC-ILLIFF JOINT VENTURE, 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.: 1973-28-2-05-001+5

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: \$7,786,355

(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 26th day of June 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.

CM

Cara McKeller

Debra A. Baumbach

Debra A. Baumbach



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 62984
STIPULATION as To Tax Years 2013/2014 Actual Value**

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2014 JUN 20 AM 10:10

QUEBEC-ILIFF JOINT VENTURE,

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: **2150 South Quebec Street, 7425 East Iliff Avenue, 7595 East Iliff Avenue, 7495 East Iliff Avenue, 7637 East Iliff Avenue, and 7759 East Iliff Avenue**, County Schedule Numbers: **1973-28-2-05-001, 1973-28-2-05-003, 1973-28-2-05-006, 1973-28-2-05-007, 1973-28-2-08-001, and 1973-28-2-08-008.**

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:

ORIGINAL VALUE		NEW VALUE	
1973-28-2-05-001		No Change	
Land	\$499,260	Land	\$499,260
Improvements	\$23,351	Improvements	\$23,351
Personal	\$	Personal	\$
Total	\$522,611	Total	\$522,611
ORIGINAL VALUE		NEW VALUE	
1973-28-2-05-003		No Change	
Land	\$1,109,920	Land	\$1,109,920
Improvements	\$1,215,080	Improvements	\$1,215,080
Personal	\$	Personal	\$
Total	\$2,325,000	Total	\$2,325,000
ORIGINAL VALUE		NEW VALUE	
1973-28-2-05-006		No Change	
Land	\$457,980	Land	\$457,980
Improvements	\$169,020	Improvements	\$169,020
Personal	\$	Personal	\$
Total	\$627,000	Total	\$627,000

**ORIGINAL VALUE
1973-28-2-05-007**

Land \$1,454,680
Improvements \$2,025,320
Personal \$
Total \$3,480,000

**NEW VALUE
2013/2014**

Land \$1,454,680
Improvements \$1,624,564
Personal \$
Total \$3,079,244

**ORIGINAL VALUE
1973-28-2-08-001**

Land \$120,000
Improvements \$24,300
Personal \$
Total \$144,300

**NEW VALUE
No Change**

Land \$120,000
Improvements \$24,300
Personal \$
Total \$144,300

**ORIGINAL VALUE
1973-28-2-08-008**

Land \$721,110
Improvements \$367,090
Personal \$
Total \$1,088,200

**NEW VALUE
No Change**

Land \$721,110
Improvements \$367,090
Personal \$
Total \$1,088,200

TOTAL

\$8,187,111

\$7,786,355

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 28th day of May 2014.


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