

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 63073
Petitioner: SILVER CLIFF APARTMENTS 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.: 2077-15-2-01-036+18

Category: Valuation Property Type: Residential
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: \$25,272,900

(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 24th day of April 2014.

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.

Cara McKeller

Cara McKeller



STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
 STATE OF COLORADO
DOCKET NUMBER 63073
 STIPULATION as to Tax Years 2013/2014 Actual Value

STATE OF COLORADO
 ASSESSMENT APPEALS
 2014 APR 14 AM 11:15

SILVER CLIFF APARTMENTS 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 subject properties 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 **RESIDENTIAL** and described as follows: See table below.

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

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

The valuation, as established above, shall be binding only with respect to the tax years 2013/2014.

Parcel Number	ORIGINAL VALUE			NEW VALUE 2013/2014		
	Land	Imp.	Total	Land	Imp.	Total
2077-15-2-01-036	\$300	\$0	\$300	\$300	\$0	\$300
2077-15-2-01-068	\$153,000	\$1,647,000	\$1,800,000	\$153,000	\$1,305,000	\$1,458,000
2077-15-2-01-069	\$153,000	\$1,647,000	\$1,800,000	\$153,000	\$1,305,000	\$1,458,000
2077-15-2-01-070	\$153,000	\$1,647,000	\$1,800,000	\$153,000	\$1,305,000	\$1,458,000
2077-15-2-01-071	\$153,000	\$1,647,000	\$1,800,000	\$153,000	\$1,305,000	\$1,458,000
2077-15-2-01-072	\$153,000	\$1,647,000	\$1,800,000	\$153,000	\$1,305,000	\$1,458,000
2077-15-2-01-073	\$300	\$0	\$300	\$300	\$0	\$300
2077-15-2-01-074	\$300	\$0	\$300	\$300	\$0	\$300
2077-15-2-01-075	\$153,000	\$1,647,000	\$1,800,000	\$153,000	\$1,305,000	\$1,458,000
2077-15-2-01-076	\$153,000	\$1,647,000	\$1,800,000	\$153,000	\$1,305,000	\$1,458,000
2077-15-2-01-077	\$153,000	\$1,647,000	\$1,800,000	\$153,000	\$1,305,000	\$1,458,000
2077-15-2-01-078	\$153,000	\$1,647,000	\$1,800,000	\$153,000	\$1,305,000	\$1,458,000
2077-15-2-01-079	\$153,000	\$1,647,000	\$1,800,000	\$153,000	\$1,305,000	\$1,458,000
2077-15-2-01-084	\$153,000	\$1,647,000	\$1,800,000	\$153,000	\$1,305,000	\$1,458,000
2077-15-2-01-085	\$255,000	\$2,745,000	\$3,000,000	\$255,000	\$2,175,000	\$2,430,000

2077-15-2-01-086	\$153,000	\$1,647,000	\$1,800,000	\$153,000	\$1,305,000	\$1,458,000
2077-15-2-01-087	\$153,000	\$1,647,000	\$1,800,000	\$153,000	\$1,305,000	\$1,458,000
2077-15-2-01-088	\$153,000	\$1,647,000	\$1,800,000	\$153,000	\$1,305,000	\$1,458,000
2077-15-2-22-001	\$255,000	\$1,905,000	\$2,160,000	\$255,000	\$2,175,000	\$2,430,000
Total	\$2,652,900	\$27,708,000	\$30,360,900	\$2,652,900	\$22,620,000	\$25,272,900

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 10th day of March 2014.

M. Van Donselaar

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ARAPAHOE COUNTY
APR 13 2014
ATTORNEY'S OFFICE