

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 64935
Petitioner: MKM PROPERTIES, 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.: 1973-11-2-28-001+2

Category: Valuation Property Type: Commercial Real
2. Petitioner is protesting the 2014 actual value of the subject property.
3. The parties agreed that the 2014 actual value of the subject property should be reduced to:

Total Value: \$2,600,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2014 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 30th day of January 2015.

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



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 64935 2015 JAN 20 AM 9:31
CORRECTED STIPULATION as To Tax Year 2014 Actual Value

MKM PROPERTIES,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 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 **COMMERCIAL** and described as follows: **242 Havana Street and 262 Havana Street**; County Schedule Numbers: **1973-11-2-28-001, 1973-11-2-28-002 and 1973-11-2-28-003.**

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

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

ORIGINAL VALUE		NEW VALUE	
1973-11-2-28-001		(no change)	
Land	\$300	Land	\$300
Improvements	\$300	Improvements	\$300
Personal		Personal	
Total	\$600	Total	\$600
 ORIGINAL VALUE		 NEW VALUE	
1973-11-2-28-002		2014	
Land	\$623,605	Land	\$623,605
Improvements	\$1,876,395	Improvements	\$1,575,595
Personal		Personal	
Total	\$2,500,000	Total	\$2,199,200
 ORIGINAL VALUE		 NEW VALUE	
1973-11-2-28-003		2014	
Land	\$337,056	Land	\$337,056
Improvements	\$70,944	Improvements	\$63,144
Personal		Personal	
Total	\$408,000	Total	\$400,200
 TOTAL	 \$2,908,600	 TOTAL	 \$2,600,000

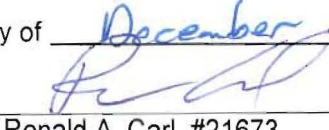
The valuation, as established above, shall be binding only with respect to the tax year 2014. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

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 year covered by this Stipulation.

DATED the 16 day of December 2014.



David Johnson
Joseph C. Sansone Co.
18040 Edison Ave.
Chesterfield, MO 63005
(636) 733-5455



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