

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 64948</b>
Petitioner: <b>PCCP CS ALBERTA CORNERSTAR COLORADO, LLC,</b>  v.  Respondent: <b>ARAPAHOE COUNTY BOARD OF COMMISSIONERS.</b>	
<b>ORDER ON STIPULATION</b>	

**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.: 2073-29-2-08-001**

**Category: Abatement      Property Type: Commercial Real**
  
2. Petitioner is protesting the 2011 actual value of the subject property.
  
3. The parties agreed that the 2011 actual value of the subject property should be reduced to:  

**Total Value:            \$5,900,000**

(Reference Attached Stipulation)
  
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2011 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 18th day of May 2015.

**BOARD OF ASSESSMENT APPEALS**

*Diane M DeVries*

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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*

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Debra A. Baumbach

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Cara McKeller

*Cara McKeller*



STATE OF COLORADO  
 BOARD OF ASSESSMENT APPEALS  
 STATE OF COLORADO  
 DOCKET NUMBER 64948  
 STIPULATION as To Tax Year 2011 Actual Value

STATE OF COLORADO  
 BOARD OF ASSESSMENT APPEALS  
 2015 MAY 11 AM 9:35

**PCCP CS ALBERTA CORNERSTAR COLORADO, LLC,**

Petitioners,

vs.

**ARAPAHOE COUNTY BOARD OF COMMISSIONERS,**

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 2011 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: **15405 East Briarwood Circle;** County Schedule Number: **2073-29-2-08-001.**

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

The parties have agreed that the 2011 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE 2011		NEW VALUE 2011	
Land	\$5,292,272	Land	\$5,292,272
Improvements	\$1,007,728	Improvements	\$607,728
Personal		Personal	
Total	\$6,300,000	Total	\$5,900,000

The valuation, as established above, shall be binding only with respect to the tax year 2011. 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. *for calendar year 2011. 106*

DATED the 6<sup>th</sup> day of April 2015.

<p><i>Kendra Goldstein</i></p> <p>Kendra L. Goldstein, Esq.          Sterling Property Tax Specialists          950 S. Cherry Street, Suite 320          Denver, CO 80246          (303) 757-8865</p>	<p><i>Ronald A. Carl</i></p> <p>Ronald A. Carl, #21673          Arapahoe Cnty. Bd. Equalization          5334 S. Prince St.          Littleton, CO 80120-1136          (303) 795-4639</p>	<p><i>Corbin Sakdol</i></p> <p>Corbin Sakdol          Arapahoe County Assessor          5334 S. Prince St.          Littleton, CO 80120-1136          (303) 795-4600</p>
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 COUNTY CLERK'S OFFICE