

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 64976</b>
Petitioner: <b>13280 EAST MISSISSIPPI AVENUE LLC,</b>  v.  Respondent: <b>ARAPAHOE COUNTY BOARD OF EQUALIZATION.</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.: 1973-24-1-15-002**  
  
**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:            \$1,800,000**  
 (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 13th day of April 2015.

**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.

*Cara McKeller*

\_\_\_\_\_  
Cara McKeller

*Debra A. Baumbach*

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Debra A. Baumbach



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 64976  
STIPULATION as To Tax Year 2014 Actual Value

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2015 APR -8 AM 9:08

13280 EAST MISSISSIPPI AVENUE, LLC,

Petitioners,

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: **13280 East Mississippi Avenue**; County Schedule Number: **1973-24-1-15-002**.

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

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

ORIGINAL VALUE		NEW VALUE	
2014		2014	
Land	\$525,000	Land	\$525,000
Improvements	\$1,777,000	Improvements	\$1,275,000
Personal	\$	Personal	\$
Total	<u>\$2,302,000</u>	Total	<u>\$1,800,000</u>

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 13<sup>th</sup> day of March 2015.

  
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