

**BOARD OF ASSESSMENT APPEALS,  
STATE OF COLORADO**

1313 Sherman Street, Room 315  
Denver, Colorado 80203

Docket Number: **65205**

Petitioner:

**S & S AURORA LLC**

v.

Respondent:

**ARAPAHOE COUNTY BOARD OF EQUALIZATION**

**AMENDMENT TO ORDER (On Stipulation)**

**THE BOARD OF ASSESSMENT APPEALS** hereby amends its March 30, 2015 Order in the above-captioned appeal to reflect that the correct stipulated amount should be \$ 2,185,852 . In all other respects, the March 30, 2015 Order shall remain in full force and effect.

**DATED/MAILED** this 12th day of May, 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.

*CMK*  
\_\_\_\_\_  
Cara McKeller



<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 65205</b>
Petitioner: <b>S &amp; S AURORA 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.: 1973-10-1-15-002+3**  
     **Category: Valuation      Property Type: Industrial**
  
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:            \$3,077,342**  
     (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 1st day of April 2015.

**BOARD OF ASSESSMENT APPEALS**



\_\_\_\_\_  
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

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



Zurich - 111 Havana

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 65205  
STIPULATION as To Tax Year 2014 Actual Value

2015 MAR 27 AM 10:36

S & S AURORA, LLC,

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: **111 Havana Street**, County Schedule Numbers: **1973-10-1-15-002, 1973-10-1-15-008, 1973-10-1-21-001 and 1973-10-1-21-002.**

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

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

ORIGINAL VALUE		NEW VALUE (No Change)	
<b>1973-10-1-15-002</b>			
Land	\$1,148,259	Land	\$1,148,259
Improvements	\$251,741	Improvements	\$251,741
Personal	\$	Personal	\$
Total	<u>\$1,400,000</u>	Total	<u>\$1,400,000</u>

ORIGINAL VALUE		NEW VALUE (2014)	
<b>1973-10-1-15-008</b>			
Land	\$869,708	Land	\$346,558
Improvements	\$3,810	Improvements	\$3,810
Personal	\$	Personal	\$
Total	<u>\$873,518</u>	Total	<u>\$350,368</u>

ORIGINAL VALUE		NEW VALUE (2014)	
<b>1973-10-1-21-001</b>			
Land	\$569,876	Land	\$308,739
Improvements	\$	Improvements	\$
Personal	\$	Personal	\$
Total	<u>\$569,876</u>	Total	<u>\$308,739</u>

ORIGINAL VALUE		NEW VALUE (2014)	
<b>1973-10-1-21-002</b>			
Land	\$233,948	Land	\$126,745
Improvements	\$	Improvements	\$
Personal	\$	Personal	\$
Total	<u>\$233,948</u>	Total	<u>\$126,745</u>

TOTAL


\$3,077,342

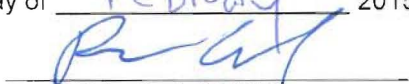
\$2,185,852


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 years covered by this Stipulation.

DATED the 4<sup>th</sup> day of February 2015.

  
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