

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 65685
Petitioner: - SUNG I. NA v. Respondent: ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS.	
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.: 2073-05-2-20-004+1

Category: Abatement Property Type: Commercial Real
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: \$1,500,000

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

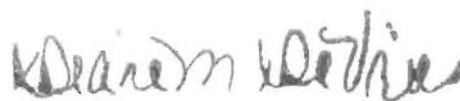
ORDER:

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 19th day of August 2015.

BOARD OF ASSESSMENT APPEALS

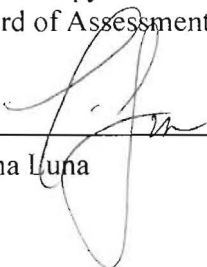


Diane M. DeVries



Debra A. Baumbach

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Tisha Luna

2015 AUG 18 AM 9:33

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 65685
STIPULATION as To Tax Year 2013 Actual Value

ARAPAHOE COUNTY
JUL 17 2015
ATTORNEY'S OFFICE

SUNG I. NA,

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 2013 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: **15380 East Hampden Avenue**; County Schedule Numbers: **2073-05-2-20-949 and 2073-05-2-20-004.**

A brief narrative as to why the reduction was made: Consideration of sale comparables and income approach, weighing sales comparison approach most heavily as subject property was vacant as of 1/1/2013.

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

ORIGINAL VALUE		NEW VALUE	
2073-05-2-20-949		2013	
Land	\$0	Land	\$0
Improvements	\$1,200,000	Improvements	\$540,272
Personal		Personal	
Total	<u>\$1,200,000</u>	Total	<u>\$540,272</u>
2073-05-2-20-004		No Change	
Land	\$0	Land	\$0
Improvements	\$959,728	Improvements	\$959,728
Personal		Personal	
Total	<u>\$959,728</u>	Total	<u>\$1,199,660</u>
TOTAL	\$2,159,728		\$1,500,000

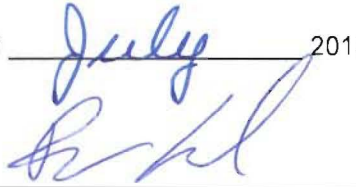
The valuation, as established above, shall be binding only with respect to the tax year 2013. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

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 11th day of July 2015.



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