

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 66023</b>
Petitioner: <b>HR ACQUISITION PARTNERS 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.: 033140354+6**  
**Category: Valuation/Protest Appeal      Property Type: Commercial**
2. Petitioner is protesting the 2015 actual value of the subject property.
3. The parties agreed that the 2015 actual value of the subject property should be reduced to:  

**Total Value: \$334,800**  
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to reduce the 2015 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 31st day of October 2016.

**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.

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

*G. Katardzic*

\_\_\_\_\_  
Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 66023  
STIPULATION as To Tax Years 2015/2016 Actual Value**

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

2016 OCT 28 AM 9:14

**HR ACQUISITION PARTNERS LLC,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax years 2015 and 2016 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/VACANT** and described as follows: County Schedule Numbers: **1975-04-2-00-002, 1975-04-1-05-001, 1975-04-1-05-002, 1975-04-1-05-003, 1975-04-2-00-004, 1975-04-2-09-001 and 1975-04-2-09-002.**

A brief narrative as to why the reduction was made: Condition of the subject in relation to comparable sales indicates that adjustment to this value is correct.

The parties have agreed that the 2015/2016 actual value of the subject property should be reduced as follows:

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>1975-04-2-00-002</b>		<b>2015/2016</b>	
Land	\$67,500	Land	\$15,000
Improvements	\$	Improvements	\$
Personal	\$	Personal	\$
Total	<u>\$67,500</u>	Total	<u>\$15,000</u>

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>1975-04-1-05-001</b>		<b>2015/2016</b>	
Land	\$315,900	Land	\$70,200
Improvements	\$	Improvements	\$
Personal	\$	Personal	\$
Total	<u>\$315,900</u>	Total	<u>\$70,200</u>

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>1975-04-1-05-002</b>		<b>2015/2016</b>	
Land	\$90,000	Land	\$20,000
Improvements	\$	Improvements	\$
Personal	\$	Personal	\$
Total	<u>\$90,000</u>	Total	<u>\$20,000</u>

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>1975-04-1-05-003</b>		<b>2015/2016</b>	
Land	\$270,000	Land	\$60,000
Improvements	\$	Improvements	\$
Personal	\$	Personal	\$
Total	<u>\$270,000</u>	Total	<u>\$60,000</u>

**ORIGINAL VALUE  
1975-04-2-00-004**

Land \$392,850  
Improvements \$  
Personal \$  
Total \$392,850

**NEW VALUE  
2015/2016**

Land \$87,300  
Improvements \$  
Personal \$  
Total \$87,300

**ORIGINAL VALUE  
1975-04-2-09-001**

Land \$90,000  
Improvements \$  
Personal \$  
Total \$90,000

**NEW VALUE  
2015/2016**

Land \$20,000  
Improvements \$  
Personal \$  
Total \$20,000

**ORIGINAL VALUE  
1975-04-2-09-002**

Land \$280,350  
Improvements \$  
Personal \$  
Total \$280,350

**NEW VALUE  
2015/2016**

Land \$62,300  
Improvements \$  
Personal \$  
Total \$62,300

TOTAL \$1,506,600

\$334,800

The valuation, as established above, shall be binding only with respect to the tax years 2015/2016. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value. Respondent reserves the right to account for any value added or subtracted by any "unusual conditions" (as defined in and limited by C.R.S. § 39-1-104(11)(b)(I)) that may have occurred between 1/1/2015 and 1/1/2016. Petitioner does not waive the right to dispute any value added or subtracted by any "unusual condition" so accounted for by the Assessor.

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 27<sup>th</sup> day of Sept 2016.

  
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