

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

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: **66212**

Petitioner:

ROBERTS, STEVE SIM LLC

v.

Respondent:

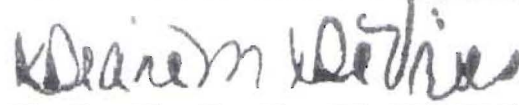
ARAPAHOE COUNTY BOARD OF EQUALIZATION

AMENDMENT TO ORDER (On Stipulation)

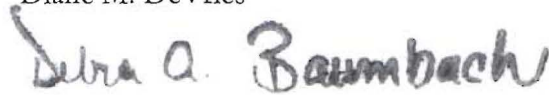
THE BOARD OF ASSESSMENT APPEALS hereby amends its March 18, 2016 Order in the above-captioned appeal to reflect that the correct stipulated amount should be \$156,900. In all other respects, the March 18, 2016 Order shall remain in full force and effect.

DATED/MAILED this 26th day of May, 2016.

BOARD OF ASSESSMENT APPEALS

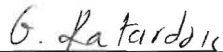


Diane M. DeVries



Debra A. Baumbach

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



Gordana Katardzic

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 66212
CORRECTED STIPULATION as To Tax Years 2015/2016 Actual Value

STATE OF COLORADO
BD OF ASSESSMENT APPEALS
MAY 23 AM 9:08

ROBERT, STEVE SIM LLC,

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax years 2015/2016 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** and described as follows: **6391 South Troy Circle**, County Schedule Number: **2075-24-3-10-005**.

A brief narrative as to why the reduction was made: Comparable market sales and present worth discounting indicate 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:

ORIGINAL VALUE 2015/2016		NEW VALUE 2015/2016	
Land	\$213,912	Land	\$156,900
Improvements	\$0	Improvements	\$0
Personal	\$	Personal	\$
Total	<u>\$213,912</u>	Total	<u>\$156,900</u>

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 28th day of April 2016.



Dariush Bozorgpour
Property Tax Advisors, Inc.
3090 S. Jamaica Court, #204
Aurora, CO 80014
(303) 368-0500



Ronald A. Carl, #21673
Arapahoe Cnty. Bd. Equalization
5334 S. Prince St.
Littleton, CO 80120-1136
(303) 795-4639



Corbin Sakdol
Arapahoe County Assessor
5334 S. Prince St.
Littleton, CO 80120-1136
(303) 795-4600

DATED AND MAILED this 18th day of March 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 66212
STIPULATION as To Tax Years 2015/2016 Actual Value

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

2016 MAR -8 AM 9:51

ROBERT, STEVE SIM LLC,

Petitioners,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

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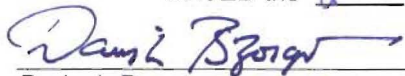
The parties have agreed that the 2015/2016 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE 2015/2016		NEW VALUE 2015/2016	
Land	\$213,912	Land	\$156,900
Improvements	\$0	Improvements	\$0
Personal	\$	Personal	\$
Total	<u>\$213,912</u>	Total	<u>\$159,900</u>

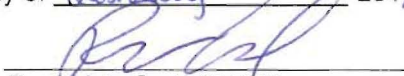
The valuation, as established above, shall be binding only with respect to the tax years 2015/2016. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value. Respondent reserves the right to account for any value added or subtracted by any "unusual 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 2nd day of February 2016.



Dariush Bozorgpour
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