



**DATED AND MAILED** this 18th day of March 2016.

**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.

*G. Katardzic*

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



FEB - 2 2016

ATTORNEY'S OFFICE

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

## BOARD OF ASSESSMENT APPEALS

STATE OF COLORADO

DOCKET NUMBER 66213

2016 MAR -8 AM 9:51

STIPULATION as To Tax Years 2015/2016 Actual Value

**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: **6371 South Troy Circle**, County Schedule Number: **2075-24-3-10-006**.

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:

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2015/2016</b>		<b>2015/2016</b>	
Land	\$160,200	Land	\$117,500
Improvements	\$0	Improvements	\$0
Personal	\$	Personal	\$
Total	\$160,200	Total	\$117,500

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  
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