

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 66342
Petitioner: ACC GATEWAY LLC - v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION	
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.: 1973-13-4-22-001+4
Category: Valuation 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: \$2,300,000
(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 18th day of April 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 66342

STATE OF COLORADO
BO OF ASSESSMENT APPEALS

STIPULATION as To Tax Years 2015/2016 Actual Value 2016 APR -6 AM 9: 12

ACC GATEWAY LLC,

Petitioner,

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: **13701 East Mississippi Avenue, #100, #200, #210, #320 and #380**, County Schedule Numbers: **1973-13-4-22-001, 1973-13-4-22-002, 1973-13-4-22-003, 1973-13-4-22-008 and 1973-13-4-22-011.**

A brief narrative as to why the reduction was made: Comparable market sales 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		NEW VALUE	
1973-13-4-22-001		2015/2016	
Land	\$40,008	Land	\$40,008
Improvements	\$174,792	Improvements	\$146,502
Personal	\$	Personal	\$
Total	<u>\$214,800</u>	Total	<u>\$186,510</u>

ORIGINAL VALUE		NEW VALUE	
1973-13-4-22-002		2015/2016	
Land	\$323,496	Land	\$323,496
Improvements	\$1,410,354	Improvements	\$1,182,004
Personal	\$	Personal	\$
Total	<u>\$1,733,850</u>	Total	<u>\$1,505,500</u>

ORIGINAL VALUE		NEW VALUE	
1973-13-4-22-003		2015/2016	
Land	\$29,448	Land	\$29,448
Improvements	\$128,652	Improvements	\$107,832
Personal	\$	Personal	\$
Total	<u>\$158,100</u>	Total	<u>\$137,280</u>

ORIGINAL VALUE		NEW VALUE	
1973-13-4-22-008		2015/2016	
Land	\$81,216	Land	\$81,216
Improvements	\$354,384	Improvements	\$297,024
Personal	\$	Personal	\$
Total	<u>\$435,600</u>	Total	<u>\$378,240</u>

ORIGINAL VALUE
1973-13-4-22-011

Land \$19,836
Improvements \$86,664
Personal \$
Total \$106,500

NEW VALUE
2015/2016

Land \$19,836
Improvements \$72,634
Personal \$
Total \$92,470

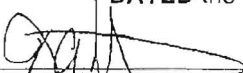
TOTAL \$2,648,850

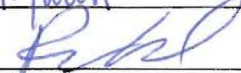
\$2,300,000

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 10th day of March 2016.


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