



**DATED AND MAILED** this 17th day of May 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



2016 MAY 10 AM 9:34

STIPULATION as To Tax Years 2015/2016 Actual Value

**KEIRE BROADWAY 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: **6160 S. Broadway and 6220 South Broadway**, County Schedule Numbers: **2077-22-1-23-001, 2077-22-1-00-037 and 2077-22-1-00-021.**

A brief narrative as to why the reduction was made: Cost and sales comparison approaches indicate that adjustment to this value is correct.


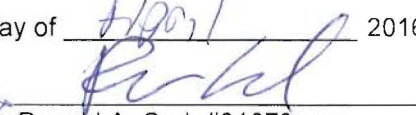

The parties have agreed that the 2015/2016 actual value of the subject property should be reduced as follows:

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2077-22-1-23-001</b>		<b>2015/2016</b>	
Land	\$1,402,630	Land	\$1,402,630
Improvements	\$4,986,370	Improvements	\$4,601,318
Personal	\$	Personal	\$
Total	<u>\$6,389,000</u>	Total	<u>\$6,003,948</u>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2077-22-1-00-037</b>		<b>No Change</b>	
Land	\$240,590	Land	\$240,590
Improvements	\$4,388	Improvements	\$4,388
Personal	\$	Personal	\$
Total	<u>\$244,978</u>	Total	<u>\$244,978</u>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2077-22-1-00-021</b>		<b>No Change</b>	
Land	\$248,270	Land	\$248,270
Improvements	\$2,804	Improvements	\$2,804
Personal	\$	Personal	\$
Total	<u>\$251,074</u>	Total	<u>\$251,074</u>
Total	\$6,885,052	Total	\$6,500,000

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 1<sup>st</sup> day of April 2016.  
  

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ARAPAHOE COUNTY  
APR 8 2016  
ATTORNEY'S OFFICE