

DATED AND MAILED this 27th day of June 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 66468
STIPULATION as To Tax Years 2015/2016 Actual Value

STATE OF COLORADO
 BO OF ASSESSMENT APPEALS
 2016 JUN 22 AM 9: 28

KIMCO SOUTHPARK 1674 INC.,

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: **7901 South Broadway, 7951 South Broadway and 7921 South Broadway**, County Schedule Numbers: **2077-34-3-02-012, 2077-34-3-02-010 and 2077-34-3-02-011.**

A brief narrative as to why the reduction was made: Income 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:

ORIGINAL VALUE		NEW VALUE	
2077-34-3-02-012		2015/2016	
Land	\$4,322,500	Land	4,322,500
Improvements	\$8,210,500	Improvements	\$6,779,500
Personal	\$	Personal	\$
Total	\$12,533,000	Total	\$11,102,000
ORIGINAL VALUE		NEW VALUE	
2077-34-3-02-010		2015/2016	
Land	\$198,520	Land	\$198,420
Improvements	\$1,850,480	Improvements	\$1,164,580
Personal	\$	Personal	\$
Total	\$2,049,000	Total	\$1,363,000
ORIGINAL VALUE		NEW VALUE	
2077-34-3-02-011		No Change	
Land	\$3,833,150	Land	\$3,833,150
Improvements	\$8,250,850	Improvements	\$8,250,850
Personal	\$	Personal	\$
Total	\$12,084,000	Total	\$12,084,000
TOTAL	\$26,666,000		\$24,549,000

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 26th day of May 2016.



Alan Poe, #7641
The Poe Law Office
7200 S. Alton Way, Suite B-150
Centennial, CO 80112
(303) 993-3953



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