

DATED AND MAILED this 27th day of April 2017.

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



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 66522
CORRECTED STIPULATION as To Tax Years 2015/2016 Actual Value

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2017 APR 25 AM 9:24

HCP-AM/COLORADO 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 **RESIDENTIAL** and described as follows: **6450 South Boston Street**, County Schedule Numbers: **2075-22-3-28-004** and **2075-22-3-28-005**.

A brief narrative as to why the reduction was made: Comparable market sales and GRM 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	
2075-22-3-28-004		2015/2016	
Land	\$1,615,000	Land	\$1,615,000
Improvements	\$7,505,000	Improvements	\$7,065,492
Personal	\$	Personal	\$
Total	\$9,120,000	Total	\$8,680,492
ORIGINAL VALUE		NEW VALUE	
2075-22-3-28-005		2015/2016	
Land	\$1,912,500	Land	\$1,912,500
Improvements	\$8,887,500	Improvements	\$8,367,008
Personal	\$	Personal	\$
Total	\$10,800,000	Total	\$10,279,508
TOTAL	\$19,920,000		\$18,960,000

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 24th day of March 2017.



Lee E. Schiller, #7513
Weiner and Schiller, PC
6412 S. Quebec Street
Englewood, CO 80111
(303) 779-5200

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



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