



**DATED AND MAILED** this 2nd day of August 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 66554  
STIPULATION as To Tax Years 2015/2016 Actual Value

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS

2016 JUL 12 AM 9:27

NWSL POWER CENTER 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: **23901 East Orchard Road, 24060 East Plaza Avenue, 24101 East Orchard Road and 24101 East Orchard Road A**, County Schedule Numbers: **2071-19-2-04-001, 2071-19-2-09-010, 2071-19-1-05-002 and 2071-19-1-05-001.**

A brief narrative as to why the reduction was made: Income approach considering subject vacancy and comparable market sales 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>2071-19-2-04-001</b>		<b>2015/2016</b>	
Land	\$1,069,670	Land	\$1,069,670
Improvements	\$2,199,330	Improvements	\$1,975,330
Personal	\$	Personal	\$
Total	<u>\$3,269,000</u>	Total	<u>\$3,045,000</u>

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2071-19-2-09-010</b>		<b>2015/2016</b>	
Land	\$1,664,320	Land	\$1,664,320
Improvements	\$2,694,680	Improvements	\$2,395,680
Personal	\$	Personal	\$
Total	<u>\$4,359,000</u>	Total	<u>\$4,060,000</u>

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2071-19-1-05-002</b>		<b>2015/2016</b>	
Land	\$5,769,840	Land	\$5,769,840
Improvements	\$10,815,160	Improvements	\$9,677,160
Personal	\$	Personal	\$
Total	<u>\$16,585,000</u>	Total	<u>\$15,447,000</u>

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2071-19-1-05-001</b>		<b>2015/2016</b>	
Land	\$1,169,550	Land	\$1,169,550
Improvements	\$1,979,450	Improvements	\$1,763,450
Personal	\$	Personal	\$
Total	<u>\$3,149,000</u>	Total	<u>\$2,933,000</u>

TOTAL

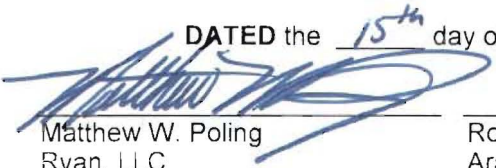
\$27,362,000

\$25,485,000

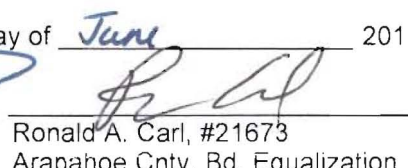
The valuation, as established above, shall be binding only with respect to the tax years 2015/2016. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value. Respondent reserves the right to account for any value added or subtracted by any "unusual 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.

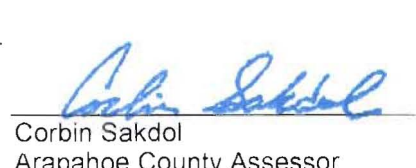
DATED the 15<sup>th</sup> day of June 2016.



Matthew W. Poling  
Ryan, LLC  
5251 DTC Pkwy, Suite 1045  
Greenwood Village, CO 80111  
(720) 524-0022



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

\*Revised\*

BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 66554  
STIPULATION as To Tax Years 2015/2016 Actual Value

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

2016 JUL 22 PM 1:09

NWSL POWER CENTER 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: **23901 East Orchard Road, 24060 East Plaza Avenue, 24101 East Orchard Road and 24101 East Orchard Road A**, County Schedule Numbers: **2071-19-2-04-001, 2071-19-2-09-010, 2071-19-1-05-002 and 2071-19-1-05-001.**

A brief narrative as to why the reduction was made: Income approach considering subject vacancy and comparable market sales 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>2071-19-1-05-001</b>		<b>2015/2016</b>	
Land	\$1,069,670	Land	\$1,069,670
Improvements	\$2,199,330	Improvements	\$1,975,330
Personal	\$	Personal	\$
Total	<u>\$3,269,000</u>	Total	<u>\$3,045,000</u>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2071-19-1-05-002</b>		<b>2015/2016</b>	
Land	\$1,664,320	Land	\$1,664,320
Improvements	\$2,694,680	Improvements	\$2,395,680
Personal	\$	Personal	\$
Total	<u>\$4,359,000</u>	Total	<u>\$4,060,000</u>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2071-19-2-04-001</b>		<b>2015/2016</b>	
Land	\$5,769,840	Land	\$5,769,840
Improvements	\$10,815,160	Improvements	\$9,677,160
Personal	\$	Personal	\$
Total	<u>\$16,585,000</u>	Total	<u>\$15,447,000</u>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2071-19-2-09-010</b>		<b>2015/2016</b>	
Land	\$1,169,550	Land	\$1,169,550
Improvements	\$1,979,450	Improvements	\$1,763,450
Personal	\$	Personal	\$
Total	<u>\$3,149,000</u>	Total	<u>\$2,933,000</u>

TOTAL

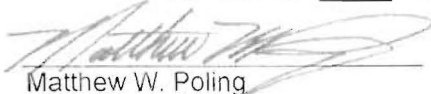
\$27,362,000

\$25,485,000

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 30<sup>th</sup> day of June 2016.



Matthew W. Poling  
Ryan, LLC  
5251 DTC Pkwy, Suite 1045  
Greenwood Village, CO 80111  
(720) 524-0022

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



STATE OF  
COLORADO

Katardzic - DOLA, Gordana <gordana.katardzic@state.co.us>

## Fwd: Docket 66554 - NWSL Power Center LLC

1 message

Luna - DOLA, Tisha <tisha.luna@state.co.us>

Fri, Jul 22, 2016 at 12:34 PM

To: Gordana Katardzic - DOLA <gordana.katardzic@state.co.us>

Thanks!

Tisha Luna

Hearing Coordinator

Board of Assessment Appeals



CELEBRATING 50 YEARS OF SERVING COLORADO

O (303) 864-7714 | F (303) 864-7719  
1313 Sherman Street, Room 315, Denver, CO 80203  
tisha.luna@state.co.us | www.colorado.gov/dola/baa

----- Forwarded message -----

From: **Eisenach, Audria** <Audria.Eisenach@ryan.com>

Date: Fri, Jul 22, 2016 at 12:20 PM

Subject: Docket 66554 - NWSL Power Center LLC

To: "tisha.luna@state.co.us" <tisha.luna@state.co.us>

Cc: "kthompson@arapahoegov.com" <kthompson@arapahoegov.com>, "Poling, Matthew" <matt.poling@ryan.com>

Hi Tisha:

We received the BAA Order on Stipulation for Docket 66554. However, the backup for the Order has the parcel numbers mixed up. The original stip we received from the county had the parcel numbers and values mixed up. Attached are copies of the old stipulation and the revised stipulation.

Could we please get a new Order on Stipulation with the corrected parcel numbers?

Thank you!!!

Audria

Audria Eisenach  
Senior Analyst, Property Tax Commercial  
Property Tax - Parent  
Ryan  
5251 DTC Parkway Suite 1045  
Greenwood Village, CO 80111

720.524.0022 Direct  
720.524.0022  
720.524.0651 Facsimile

ryan.com

-----Original Message-----

From: RICOH\_DEN@ryan.com [mailto:RICOH\_DEN@ryan.com]

Sent: Friday, July 22, 2016 11:45 AM

To: Eisenach, Audria

Subject: Message from "RNP371B42"


This E-mail was sent from "RNP371B42" (Aficio MP 6001).

Scan Date: 07.22.2016 11:44:47 (-0600)

Queries to: RICOH\_DEN@ryan.com

\*\*\*\*\*  
Privileged/Confidential Information may be contained in this message.  
If you are not the addressee indicated in this message (or responsible  
for delivery of the message to such person), you may not copy or  
deliver this message to anyone. In such case, you should destroy this  
message, and notify us immediately. If you or your employer do not  
consent to Internet email messages of this kind, please advise us  
immediately. Opinions, conclusions and other information expressed  
in this message are not given or endorsed by my firm or employer  
unless otherwise indicated by an authorized representative  
independent of this message.  
\*\*\*\*\*

---

 **20160722114447759.pdf**  
500K



**BOARD OF ASSESSMENT APPEALS**  
**STATE OF COLORADO**  
**DOCKET NUMBER 66554**  
**STIPULATION as To Tax Years 2015/2016 Actual Value**

2016 AUG -1 PM 3:45

**NWSL POWER CENTER 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: **23901 East Orchard Road, 24060 East Plaza Avenue, 24101 East Orchard Road and 24101 East Orchard Road A, County Schedule Numbers: 2071-19-2-04-001, 2071-19-2-09-010, 2071-19-1-05-002 and 2071-19-1-05-001.**

A brief narrative as to why the reduction was made: Income approach considering subject vacancy and comparable market sales 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>2071-19-1-05-001</b>		<b>2015/2016</b>	
Land	\$1,069,670	Land	\$1,069,670
Improvements	\$2,199,330	Improvements	\$1,975,330
Personal	\$	Personal	\$
Total	<u>\$3,269,000</u>	Total	<u>\$3,045,000</u>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2071-19-1-05-002</b>		<b>2015/2016</b>	
Land	\$1,664,320	Land	\$1,664,320
Improvements	\$2,694,680	Improvements	\$2,395,680
Personal	\$	Personal	\$
Total	<u>\$4,359,000</u>	Total	<u>\$4,060,000</u>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2071-19-2-04-001</b>		<b>2015/2016</b>	
Land	\$5,769,840	Land	\$5,769,840
Improvements	\$10,815,160	Improvements	\$9,677,160
Personal	\$	Personal	\$
Total	<u>\$16,585,000</u>	Total	<u>\$15,447,000</u>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2071-19-2-09-010</b>		<b>2015/2016</b>	
Land	\$1,169,550	Land	\$1,169,550
Improvements	\$1,979,450	Improvements	\$1,763,450
Personal	\$	Personal	\$
Total	<u>\$3,149,000</u>	Total	<u>\$2,933,000</u>

TOTAL

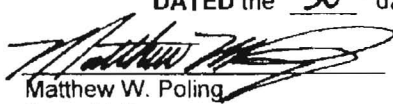
\$27,362,000

\$25,485,000

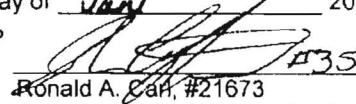
The valuation, as established above, shall be binding only with respect to the tax years 2015/2016. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value. Respondent reserves the right to account for any value added or subtracted by any "unusual 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 30<sup>th</sup> day of July 2016.



Matthew W. Poling  
Ryan, LLC  
5251 DTC Pkwy, Suite 1045  
Greenwood Village, CO 80111  
(720) 524-0022



Ronald A. Sakdol #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