

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket No.: 66681</b>
<hr/>	
Petitioner:	
<b>LITTLETON GROUP LLC</b>	
v.	
Respondent:	
<b>ARAPAHOE COUNTY BOARD OF EQUALIZATION</b>	
<b>ORDER ON STIPULATION</b>	

**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 Order on Stipulation.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:

County Schedule No.:	2077-17-4-13-011
Appeal Category:	VALUATION
Current Classification:	COMMERCIAL

2. Petitioner is protesting the 2015 classification and actual value of the subject property.

3. The parties agreed that the 2015 classification and actual value of the subject property should be as follows:

Classification:	MIXED USE	
Actual Value:	LAND-COMMERCIAL	\$371,250.00
	LAND-RESIDENTIAL	\$123,750.00
	IMP.-COMERCIAL	\$ 71,250.00
	IMP.-RESIDENTIAL	<u>\$ 23,750.00</u>
		\$590,000.00

(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

**ORDER:**

Respondent is ordered to change the 2015 classification of the subject property as set forth above.

Respondent is ordered to change 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 15<sup>th</sup> day of August, 2016.

**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 66681  
STIPULATION as To Tax Years 2015/2016 Actual Value

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
2016 JUL 12 AM 9:28

LITTLETON GROUP 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 **MIXED USE** and described as follows: **2686 West Alamo Avenue**, County Schedule Number: **2077-17-4-13-011**.

A brief narrative as to why the reduction was made: Income and sales comparison approaches, with emphasis on comparable sales, indicate that adjustment to this value is correct.

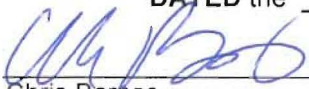
The parties have agreed that the 2015/2016 actual value of the subject property should be reduced as follows:

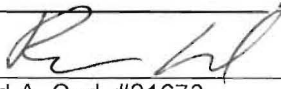
<b>ORIGINAL VALUE 2015/2016</b>		<b>NEW VALUE 2015/2016</b>	
Land	\$495,000	Land-Commercial	\$371,250
		Land-Residential	\$123,750
Improvements	\$139,000	Imp.-Commercial	\$71,250
		Imp.-Residential	\$23,750
Total	<u>\$634,000</u>	Total	<u>\$590,000</u>

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 \_\_\_\_\_ day of \_\_\_\_\_ 2016.

  
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