

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 66696
Petitioner: BLC-II LLC - v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

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 decision.

FINDINGS OF FACT AND CONCLUSIONS:

- 1. Subject property is described as follows:
 - County Schedule No.: 2071-19-1-01-002+7**
 - Category: Valuation Property Type: Commercial**

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

- 3. The parties agreed that the 2015 actual value of the subject property should be reduced to:
 - Total Value: \$17,457,000**
 - (Reference Attached Stipulation)

- 4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce 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 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



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BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 66696
STIPULATION as To Tax Years 2015/2016 Actual Value

BLC II, LLC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax years 2015 and 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: **24112 East Orchard Road, 23903 East Prospect Avenue, 23963 East Prospect Avenue, 24272 East Prospect Avenue, 6369 South Southlands Parkway, 6379 South Southlands Parkway, 24102 East Prospect Avenue and 23902 East Prospect Avenue, County Schedule Numbers: 2071-19-1-01-002, 2071-19-3-02-001, 2071-19-3-02-002, 2071-19-4-01-004, 2071-19-3-01-001, 2071-19-3-01-003, 2071-19-3-02-005 and 2071-19-3-02-009.**

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	
2071-19-1-01-002		2015/2016	
Land	\$869,140	Land	\$869,140
Improvements	\$1,728,860	Improvements	\$1,678,860
Personal	\$	Personal	\$
Total	<u>\$2,598,000</u>	Total	<u>\$2,548,000</u>
ORIGINAL VALUE		NEW VALUE	
2071-19-3-02-001		2015/2016	
Land	\$1,409,060	Land	\$1,409,060
Improvements	\$1,804,940	Improvements	\$1,742,940
Personal	\$	Personal	\$
Total	<u>\$3,214,000</u>	Total	<u>\$3,152,000</u>
ORIGINAL VALUE		NEW VALUE	
2071-19-3-02-002		2015/2016	
Land	\$1,436,000	Land	\$1,436,000
Improvements	\$1,746,000	Improvements	\$1,425,000
Personal	\$	Personal	\$
Total	<u>\$3,182,000</u>	Total	<u>\$2,861,000</u>

ORIGINAL VALUE
2071-19-4-01-004

Land \$1,081,200
Improvements \$1,360,000
Personal \$
Total \$2,442,000

NEW VALUE
2015/2016

Land \$1,081,200
Improvements \$1,313,800
Personal \$
Total \$2,395,000

ORIGINAL VALUE
2071-19-3-01-001

Land \$1,078,110
Improvements \$365,890
Personal \$
Total \$1,444,000

NEW VALUE
No Change

Land \$1,078,110
Improvements \$365,890
Personal \$
Total \$1,444,000

ORIGINAL VALUE
2071-19-3-01-003

Land \$1,078,110
Improvements \$524,890
Personal \$
Total \$1,603,000

NEW VALUE
No Change

Land \$1,078,110
Improvements \$524,890
Personal \$
Total \$1,603,000

ORIGINAL VALUE
2071-19-3-02-005

Land \$901,695
Improvements \$496,305
Personal \$
Total \$1,398,000

NEW VALUE
No Change

Land \$901,695
Improvements \$496,305
Personal \$
Total \$1,398,000

ORIGINAL VALUE
2071-19-3-02-009

Land \$1,149,990
Improvements \$906,010
Personal \$
Total \$2,056,000

NEW VALUE
No Change

Land \$1,149,990
Improvements \$906,010
Personal \$
Total \$2,056,000

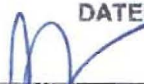
TOTAL \$17,937,000

\$17,457,000

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 27th day of June 2016.


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