

**BOARD OF ASSESSMENT APPEALS,
STATE OF COLORADO**

1313 Sherman Street, Room 315
Denver, Colorado 80203

Docket Number: 66723

Petitioner:

SIMPSON CHERRY CREEK LP -

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.: 2073-29-3-17-001+1

Category: Valuation

Property Type: Residential

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: \$61,629,325

(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 18th 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 66723
STIPULATION as To Tax Years 2015/2016 Actual Value

STATE OF COLORADO
 BOARD OF ASSESSMENT APPEALS
 2016 AUG 12 AM 9:32

SIMPSON CHERRY CREEK LP,

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 **RESIDENTIAL** and described as follows: 7171 South Cherokee Trail and **16363 East Fremont Avenue**, County Schedule Numbers: **2073-29-3-17-001** and **2073-29-4-04-001**.

A brief narrative as to why the reduction was made: Equalizing values attributed to units in both AIN numbers indicates that adjustment to this value is correct.

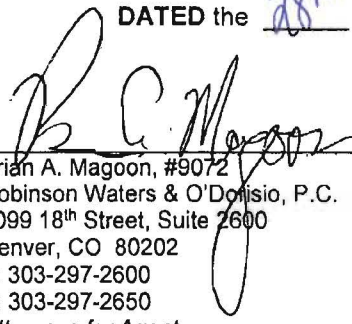
The parties have agreed that the 2015/2016 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
2073-29-3-17-001		No Change	
Land	\$3,094,000	Land	\$3,094,000
Improvements	\$19,029,300	Improvements	\$19,029,300
Personal	\$	Personal	\$
Total	\$22,123,300	Total	\$22,123,300
ORIGINAL VALUE		NEW VALUE	
2073-29-4-04-001		No Change	
Land	\$7,251,562	Land	\$7,251,562
Improvements	\$35,799,038	Improvements	\$32,254,463
Personal	\$	Personal	\$
Total	\$43,050,600	Total	\$39,506,025
TOTAL	\$65,173,900		\$61,629,325

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.

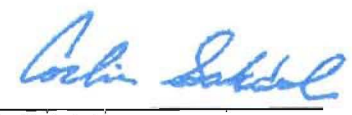
DATED the 28th day of July 2016.



Brian A. Magoon, #9072
Robinson Waters & O'Donoghue, P.C.
1099 18th Street, Suite 2600
Denver, CO 80202
T: 303-297-2600
F: 303-297-2650
Attorneys for Agent
Marvin F. Poer and Company



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