

<b>BOARD OF ASSESSMENT APPEALS,</b> <b>STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 66746</b>
Petitioner: <b>PPF AMLI EAST DRY CREEK ROAD 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 decision.

**FINDINGS OF FACT AND CONCLUSIONS:**

1. Subject property is described as follows:  

**County Schedule No.: 2075-27-4-29-001**  
**Category: Valuation   Property Type: Vacant Land**
  
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: \$2,570,000**  
 (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 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

*Gordana Katardzic*

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Gordana Katardzic



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 66746  
STIPULATION as To Tax Year 2015 Actual Value

STATE OF COLORADO  
BD OF ASSESSMENT APPEAL  
2016 AUG 12 AM 9:33

PPF AMLI EAST DRY CREEK ROAD LLC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 2015 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 **VACANT LAND** and described as follows: **7441 South Clinton Street** County Schedule Number: **2075-27-4-29-001**.

A brief narrative as to why the reduction was made: 2016 value adjusted to \$2,570,000 based on comparable sales. 2015 value therefore also adjusted to same value.

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

ORIGINAL VALUE		NEW VALUE	
2015		2015	
Land	\$2,996,085	Land	\$2,570,000
Improvements	\$	Improvements	\$
Personal	\$	Personal	\$
Total	\$2,996,085	Total	\$2,570,000

The valuation, as established above, shall be binding only with respect to the tax year 2015. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

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 28<sup>th</sup> day of July 2016.

  
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