

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

Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 66767
STIPULATION as To Tax Years 2015/2016 Actual Value**

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

CHURCHILL DOWNS COMMUNITY APARTMENTS 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 **RESIDENTIAL** and described as follows: **8400 East Yale Avenue,** County Schedule Number: **1973-28-4-06-002.**

A brief narrative as to why the reduction was made: Comparable market sales, including the 12/12 sale of the subject for \$19,038,700, indicate that adjustment to this value is correct.

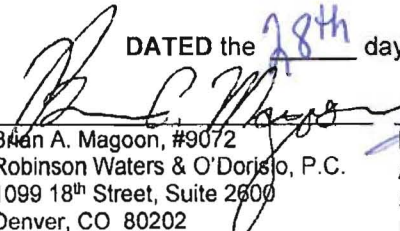
The parties have agreed that the 2015/2016 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
2015/2016		2015/2016	
Land	\$846,720	Land	\$846,720
Improvements	\$19,598,580	Improvements	\$18,191,980
Personal	\$	Personal	\$
Total	<u>\$20,445,300</u>	Total	<u>\$19,038,700</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 28th day of July 2016.


 Brian A. Magoon, #9072
 Robinson Waters & O'Dorisio, 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