

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 66921</b>
Petitioner: <b>CASTLE-PRIM 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.: 2075-24-4-16-003+6**  
**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: \$4,840,703**  
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

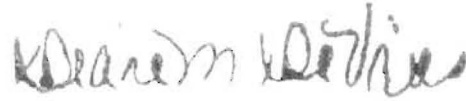
**ORDER:**

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 15th day of July 2016.

**BOARD OF ASSESSMENT APPEALS**

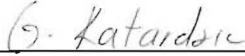


\_\_\_\_\_  
Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



\_\_\_\_\_  
Debra A. Baumbach



\_\_\_\_\_  
Gordana Katardzic



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 66921  
STIPULATION as To Tax Years 2015/2016 Actual Value

STATE OF COLORADO  
BB OF ASSESSMENT APPEALS  
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**CASTLE PRIM 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 **VACANT LAND** and described as follows: **6403 South Uvalda Street, 13399 East Peakview Avenue, Tract M, Castlewood, 12<sup>th</sup> Filing, 13249 East Euclid Place, 13434 East Euclid Place, 6657 South Potomac Street and 13453 East Euclid Place**, County Schedule Numbers: **2075-24-4-16-003, 2075-24-4-17-001, 2075-24-4-18-048, 2075-24-4-26-007, 2075-24-4-26-004, 2075-24-4-26-002 and 2075-24-4-26-001.**

A brief narrative as to why the reduction was made: Comparable market 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</b>		<b>NEW VALUE</b>	
<b>2075-24-4-16-003</b>		<b>2015/2016</b>	
Land	\$681,858	Land	\$511,393
Improvements	\$	Improvements	\$
Personal	\$	Personal	\$
Total	<u>\$681,858</u>	Total	<u>\$511,393</u>

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2075-24-4-17-001</b>		<b>2015/2016</b>	
Land	\$1,328,856	Land	\$1,176,901
Improvements	\$	Improvements	\$
Personal	\$	Personal	\$
Total	<u>\$1,328,856</u>	Total	<u>\$1,176,901</u>

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2075-24-4-18-048</b>		<b>2015/2016</b>	
Land	\$2,356,815	Land	\$1,885,452
Improvements	\$	Improvements	\$
Personal	\$	Personal	\$
Total	<u>\$2,356,815</u>	Total	<u>\$1,885,452</u>

**ORIGINAL VALUE  
2075-24-4-26-007**

Land	\$194,822
Improvements	\$
Personal	\$
Total	<u>\$194,822</u>

**NEW VALUE  
No Change**

Land	\$194,822
Improvements	\$
Personal	\$
Total	<u>\$194,822</u>

**ORIGINAL VALUE  
2075-24-4-26-004**

Land	\$476,705
Improvements	\$
Personal	\$
Total	<u>\$476,705</u>

**NEW VALUE  
No Change**

Land	\$476,705
Improvements	\$
Personal	\$
Total	<u>\$476,705</u>

**ORIGINAL VALUE  
2075-24-4-26-002**

Land	\$102,774
Improvements	\$
Personal	\$
Total	<u>\$102,774</u>

**NEW VALUE  
No Change**

Land	\$102,774
Improvements	\$
Personal	\$
Total	<u>\$102,774</u>

**ORIGINAL VALUE  
2075-24-4-26-001**

Land	\$492,656
Improvements	\$
Personal	\$
Total	<u>\$492,656</u>

**NEW VALUE  
No Change**

Land	\$492,656
Improvements	\$
Personal	\$
Total	<u>\$492,656</u>

**TOTAL**

**\$5,634,486**

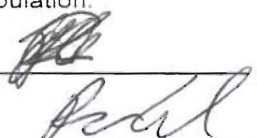
**\$4,840,703**


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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