



**DATED AND MAILED** this 15th day of July 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 68138  
 STIPULATION as To Tax Years 2015/2016 Actual Value

STATE OF COLORADO  
 BOARD OF ASSESSMENT APPEALS  
 2016 JUL 12 AM 9:28

**BRCP AURORA MARKETPLACE LLP,**

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 **COMMERCIAL** and described as follows: **3025 South Parker Road, 3033 South Parker Road, 3035 South Parker Road, 3055 South Parker Road, 3005 South Parker Road and 3015 South Parker Road**, County Schedule Numbers: **1973-35-2-22-001, 1973-35-2-22-002, 1973-35-2-22-003, 1973-35-2-22-005, 1973-35-2-22-006 and 1973-35-2-22-007.**

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:

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>1973-35-2-22-001</b>			
Land	\$1,471,716	Land	\$1,471,716
Improvements	\$5,322,284	Improvements	\$5,322,284
Personal	\$	Personal	\$
Total	\$6,794,000	Total	\$6,794,000

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>1973-35-2-22-002</b>			
Land	\$1,550,520	Land	\$1,550,520
Improvements	\$6,976,480	Improvements	\$6,976,480
Personal	\$	Personal	\$
Total	\$8,527,000	Total	\$8,527,000

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>1973-35-2-22-003</b>			
Land	\$1,054,584	Land	\$1,054,584
Improvements	\$1,868,416	Improvements	\$1,016,160
Personal	\$	Personal	\$
Total	\$2,923,000	Total	\$2,070,744
		<b>NEW VALUE</b>	
		<b>2015/2016</b>	

**ORIGINAL VALUE**

**1973-35-2-22-005**

Land	\$1,337,643	Land	\$1,189,016
Improvements	\$356,357	Improvements	\$131,454
Personal	\$	Personal	\$
Total	<u>\$1,694,000</u>	Total	<u>\$1,320,470</u>

**ORIGINAL VALUE**

**1973-35-2-22-006**

Land	\$1,275,309	Land	\$1,275,309
Improvements	\$439,691	Improvements	\$77,720
Personal	\$	Personal	\$
Total	<u>\$1,715,000</u>	Total	<u>\$1,353,029</u>

**NEW VALUE**

**2015/2016**

**ORIGINAL VALUE**

**1973-35-2-22-007**

Land	\$1,105,551	Land	\$1,105,551
Improvements	\$1,314,449	Improvements	\$351,690
Personal	\$	Personal	\$
Total	<u>\$2,420,000</u>	Total	<u>\$1,457,241</u>

**NEW VALUE**

**2015/2016**

**TOTAL**

**\$24,073,000**

**\$21,522,484**

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 20<sup>th</sup> day of June 2016.

*Todd J. Stevens*

Todd J. Stevens  
Stevens & Associates, Inc.  
9635 Maroon Cir., Suite 450  
Englewood, CO 80112  
(303) 347-1878

*Ronald A. Carl*

Ronald A. Carl, #21673  
Arapahoe Cnty. Bd. Equalization  
5334 S. Prince St.  
Littleton, CO 80120-1136  
(303) 795-4639

*Corbin Sakdol*

Corbin Sakdol  
Arapahoe County Assessor  
5334 S. Prince St.  
Littleton, CO 80120-1136  
(303) 795-4600