

DATED AND MAILED this 18th day of August 2016.

BOARD OF ASSESSMENT APPEALS

Diane M. DeVries

Diane M. DeVries

Debra A. Baumbach

Debra A. Baumbach

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

G. Katardzic

Gordana Katardzic



2016 AUG 12 AM 9:39

STIPULATION as To Tax Years 2015/2016 Actual Value

~~ATTORNEY'S OFFICE~~

10180 E COLFAX 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 **COMMERCIAL** and described as follows: **10180 East Colfax Avenue**, County Schedule Numbers: **1973-03-1-04-012 and 1973-03-1-04-017.**

A brief narrative as to why the reduction was made: Comparable market sales and condition of subject 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	
1973-03-1-04-012		2015/2016	
Land	\$277,270	Land	\$277,270
Improvements	\$2,532,730	Improvements	\$1,045,346
Personal	\$	Personal	\$
Total	<u>\$2,810,000</u>	Total	<u>\$1,322,616</u>
ORIGINAL VALUE		NEW VALUE	
1973-03-1-04-017		No Change	
Land	\$174,240	Land	\$174,240
Improvements	\$3,144	Improvements	\$3,144
Personal	\$	Personal	\$
Total	<u>\$177,384</u>	Total	<u>\$177,384</u>
TOTAL	\$2,987,384		\$1,500,000

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 18th day of July 2016.



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