

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 68783
Petitioner: 10180 E COLFAX LLC - v. Respondent: ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS	
ORDER ON STIPULATION	

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.: 1973-03-1-04-012+1
Category: Abatement Property Type: Commercial
2. Petitioner is protesting the 2014 actual value of the subject property.
3. The parties agreed that the 2014 actual value of the subject property should be reduced to:

Total Value: \$1,300,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2014 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 26th 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

G. Katardzic

Gordana Katardzic



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 68783
STIPULATION as To Tax Years 2014 Actual Value

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

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10180 E COLFAX LLC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 2014 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, including the 1/14 sale of the subject for \$1,300,000, 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		2014	
Land	\$277,270	Land	\$277,270
Improvements	\$1,392,730	Improvements	\$845,346
Personal	\$	Personal	\$
Total	\$1,670,000	Total	\$1,122,616
ORIGINAL VALUE		NEW VALUE	
1973-03-1-04-017		2014	
Land	\$300	Land	\$174,240
Improvements	\$6,343	Improvements	\$3,144
Personal	\$	Personal	\$
Total	\$6,643	Total	\$177,384
TOTAL	\$1,676,643		\$1,300,000

The valuation, as established above, shall be binding only with respect to the tax year 2014. 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 1st day of AUGUST 2016.



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