

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69050
Petitioner: 6860 SOUTH CLINTON COURT LLC - v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION	
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.: 032601949+1
 Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2016 actual value of the subject property.
3. The parties agreed that the 2016 actual value of the subject property should be reduced to:

Total Value: \$4,200,000
 (Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2016 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 9th day of February 2017.

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 69050
STIPULATION as To Tax Year 2016 Actual Value

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

2017 FEB - 7 AM 9:35

6860 SOUTH CLINTON COURT LLC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 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 is located at: **6864 South Clinton Court and 6880 South Clinton Court**, County Schedule Numbers: **2075-27-2-10-006 and 2075-27-2-10-008**.

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 tax year 2016 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
2075-27-2-10-006		No Change	
Land	\$778,210	Land	\$778,210
Improvements	\$683,790	Improvements	\$683,790
Personal	\$0	Personal	\$0
Total	\$1,462,000	Total	\$1,462,000
2075-27-2-10-008		2016	
Land	\$819,490	Land	\$819,490
Improvements	\$2,413,510	Improvements	\$1,918,510
Personal	\$0	Personal	\$0
Total	\$3,233,000	Total	\$2,738,000
TOTAL	\$4,695,000		\$4,200,000

The valuation, as established above, shall be binding only with respect to the tax year 2016. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

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 January 2017.

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