

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 69168</b>
Petitioner: <b>BCF INVESTORS, INC -</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.: 2073-05-2-20-001**  
**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: \$3,178,000**  
 (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 23rd day of March 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*

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Debra A. Baumbach

*Gordana Katardzic*

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



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBERS 66111/69168  
STIPULATION as To Tax Years 2015/2016 Actual Value**

**BCF INVESTORS INC.,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF EQUALIZATION,**

Respondent.

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS  
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THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax years 2015/2016 valuation of the property listed in this Petition and jointly move the Board of Assessment Appeals to enter its Order based on this stipulation. Discussions between the parties have resulted in the following agreement:

Subject property is classified as **COMMERCIAL** and described as follows: **15320 East Hampden Avenue**, County Schedule Number: **2073-05-2-20-001**.

A brief narrative as to why the reduction was made: Settlement reached through mediation. No change in value.

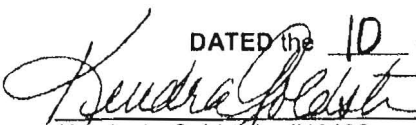
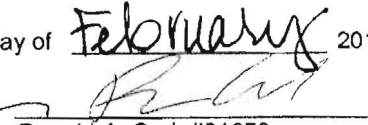
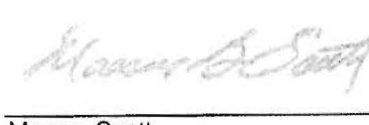
The parties have agreed that the 2015/2016 actual value of the subject property should be ordered as follows:

ORIGINAL VALUE 2015/2016		NEW VALUE 2015/2016	
Land	\$1,105,772	Land	\$1,105,772
Improvements	\$2,072,228	Improvements	\$2,072,228
Personal	\$	Personal	\$
<b>Total</b>	<b>\$3,178,000</b>	<b>Total</b>	<b>\$3,178,000</b>

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.

Both parties agree that the hearing before the Board of Assessment Appeals should 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 10 day of February 2017.

 Kendra L. Goldstein, #40136 Sterling Property Tax Spec., Inc. 950 S. Cherry Street, #320 Denver, CO 80246 (303) 757-8865	 Ronald A. Carl, #21673 Arapahoe Cnty. Bd. Equalization 5334 S. Prince St. Littleton, CO 80120-1136 (303) 795-4639	 Marcus Scott Arapahoe County Assessor 5334 S. Prince St. Littleton, CO 80120-1136 (303) 795-4600
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