

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>VALUE PLACE AURORA, LLC,</p> <p>v.</p> <p>Respondent:</p> <p>ARAPAHOE COUNTY BOARD OF EQUALIZATION</p>	<p>Docket No.: 69322</p>
<p>ORDER ON STIPULATION</p>	

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 Order on Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.:	1975-07-2-11-001
Appeal Category:	Valuation
Current Classification:	Commercial (Land and Improvements)

2. Petitioner is protesting the 2016 classification of the subject property.

3. The parties agreed that the 2016 classification of the subject property should be as follows:

Classification:	Land-Commercial	\$153,474
	Land-Residential	\$749,316
	Imps-Commercial	\$257,926
	Imps-Residential	\$1,259,284

(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to change the 2016 classification of the subject property as set forth above.

The Arapahoe County Assessor is directed to change his/her records accordingly.

DATED AND MAILED this 21st day of December, 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.

Gordana Katardzic

Gordana Katardzic

Wood Spring - 153051

BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 69322
STIPULATION as To Tax Year 2016 Actual Value

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2016 DEC 20 AM 9:36

VALUE PLACE AURORA, LLC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding the 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 described as follows: **575 Billings Street**, County Schedule Number: **1975-07-2-11-001**.

A brief narrative as to why the reduction was made: No change in value. Subject is extended stay lodging & breakdown based on number of extended stay rooms.


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

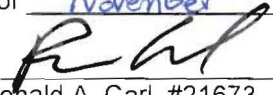
ORIGINAL VALUE 2016		NEW VALUE 2016	
Land	\$902,790	Land-Commercial	\$153,474
		Land-Residential	\$749,316
Improvements	\$1,517,210	Imps-Commercial	\$257,926
		Imps-Residential	\$1,259,284
Total	\$2,420,000	Total	\$2,420,000

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 28th day of November 2016.


Ethan Horn
Ryan, LLC
5251 DTC Pkwy., #1045
Greenwood Village, CO 80111
(720) 524-0022


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


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