

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 69440</b>
Petitioner: <b>WPC HAMPDEN PARK LLC -</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.: 2077-04-1-03-001+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: \$9,150,000**  
 (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 28th 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*

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Debra A. Baumbach

*G. Katardzic*

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



**BOARD OF ASSESSMENT APPEALS**  
 STATE OF COLORADO  
**STATE OF COLORADO**  
**DOCKET NUMBER 69440**  
**STIPULATION as To Tax Year 2016 Actual Value**

2017 FEB 23 PM 3:20

2017 FEB 23 PM 3:14  
 DIV OF PROPERTY TAX  
 STATE OF COLORADO

**WPC HAMPDEN PARK 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: **1500 West Hampden Avenue**, County Schedule Number: **2077-04-1-03-001 and 2077-04-1-03-002**.

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:

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2077-04-1-03-001</b>		<b>2016</b>	
Land	\$1,189,260	Land	\$1,189,260
Improvements	\$1,156,740	Improvements	\$1,125,740
Personal	\$0	Personal	\$0
Total	\$2,346,000	Total	\$2,315,000
 <b>ORIGINAL VALUE</b>		 <b>NEW VALUE</b>	
<b>2077-04-1-03-002</b>		<b>2016</b>	
Land	\$1,848,816	Land	\$1,848,816
Improvements	\$5,110,184	Improvements	\$4,986,184
Personal	\$0	Personal	\$0
Total	\$6,959,000	Total	\$6,835,000
Total	\$9,305,000	Total	\$9,150,000

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 25<sup>th</sup> day of January 2017.



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