

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69562
Petitioner: FIRSTBANK OF AURORA - 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.: 034832866+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: \$1,740,000
 (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 17th day of April 2017.

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.

Christine Fontenot

Christine Fontenot



BOARD OF ASSESSMENT APPEALS 2017 APR 14 AM 9:28
 STATE OF COLORADO
 DOCKET NUMBER 69562
 STIPULATION as To Tax Year 2016 Actual Value

FIRSTBANK OF AURORA,

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: **25541 East Smoky Hill Road**, County Schedule Numbers: **2071-29-2-14-005 and 2071-29-2-14-003**.

A brief narrative as to why the reduction was made: Income and sales comparison approaches indicate that adjustment to this value is correct.

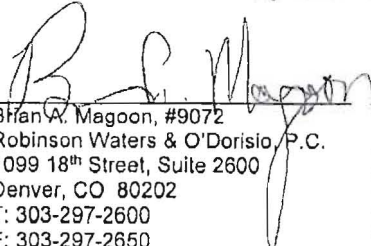
The parties have agreed that the 2016 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
2071-29-2-14-005		2016	
Land	\$952,725	Land	\$952,725
Improvements	\$942,861	Improvements	\$786,775
Personal	\$0	Personal	\$0
Total	<u>\$1,895,586</u>	Total	<u>\$1,739,500</u>
ORIGINAL VALUE		NEW VALUE	
2071-29-2-14-003		No Change	
Land	\$500	Land	\$500
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	<u>\$500</u>	Total	<u>\$500</u>
TOTAL	\$1,896,086		\$1,740,000

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 21st day of March 2017.



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