

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 69569
Petitioner: STARR BRIDGE PROMENADE 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.: 031342031+1
Category: Valuation/Protest Appeal Property Type: Residential
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: \$41,296,000
(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 22nd day of December 2016.

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 69569
STIPULATION as To Tax Year 2016 Actual Value**

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2016 DEC 13 AM 9:23

STARR BRIDGE PROMENADE 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 **RESIDENTIAL** and is located at: **108 Sable Boulevard and 220 South Sable Boulevard**, County Schedule Numbers: (original) **1975-07-4-01-004** and **1975-07-4-01-005** (new) **1975-07-4-01-009** and **1975-07-4-01-010**.

A brief narrative as to why the reduction was made: 2015 value prorated from \$45,479,000 (511 units @\$89,000/unit) to \$44,741,381 due to demolition during 2015 which reduced total units to 464. For 2016 total of 464 units @ \$89,000/unit=\$41,296,000


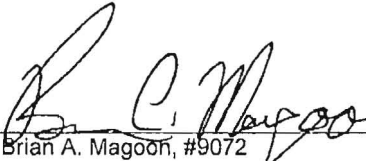
The parties have agreed that the 2016 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
1974-07-4-01-004		1974-07-4-01-009	
		No change	
Land	\$2,400,000	Land	\$2,400,000
Improvements	\$18,960,000	Improvements	\$18,960,000
Personal	\$0	Personal	\$0
Total	\$21,360,000	Total	\$21,360,000
ORIGINAL VALUE		NEW VALUE	
1975-07-4-01-005		1975-07-4-01-010	
Land	\$2,710,000	Land	\$2,710,000
Improvements	\$21,409,000	Improvements	\$17,226,000
Personal	\$0	Personal	\$0
Total	\$24,119,000	Total	\$19,936,000
 TOTAL	 \$45,479,000		 \$41,296,000

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 23rd day of November 2016.



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