

<p>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203</p> <hr/> <p>Petitioner:</p> <p>PTT PROPERTIES LLC v.</p> <p>Respondent:</p> <p>ARAPAHOE COUNTY BOARD OF EQUALIZATION</p>	<p>Docket No.: 70331</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.:

**1975-07-2-14-002 – Commercial
1975-07-2-14-005 – Commercial/26% Exempt
1975-07-2-14-006 - Commercial**

Appeal Category: VALUATION
Current Classification: COMMERCIAL

2. Petitioner is protesting the 2017 classification of the subject property.
3. The parties agreed that the 2017 classification of the subject property should be as follows:

Classification:

**1975-07-2-14-002 – Commercial
1975-07-2-14-005 – Commercial/47.76% Exempt
1975-07-2-14-006 - Commercial**

(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

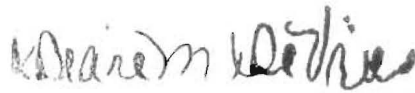
ORDER:

Respondent is ordered to change the 2017 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 7 day of August, 2018.

BOARD OF ASSESSMENT APPEALS

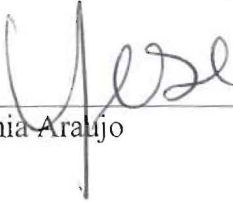


Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Debra A. Baumbach



Yesenia Araujo

**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 70331
STIPULATION as To Tax Years 2017/2018 Actual Value**

**STATE OF COLORADO
BD OF ASSESSMENT APPEALS
2018 AUG - 2 AM 10: 10**

PTT PROPERTIES LLC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 2017/2018 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: **501 Sable Boulevard, 411 Sable Boulevard and 401 Sable Boulevard**, County Schedule Numbers: **1975-07-2-14-002, 1975-07-2-14-005 and 1975-07-2-14-006.**

A brief narrative as to why the reduction was made: Assessor's value of \$12,264,000 remains the same. For parcel #1975-07-2-14-005, in which the Assessor's value is \$8,963,000, the exempt status changes from 26% to 47.76%

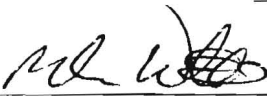
The parties have agreed that the 2017/2018 actual value of the subject property shall remain as follows:

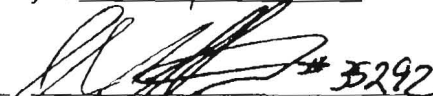
ORIGINAL VALUE		NEW VALUE	
1975-07-2-14-002		No Change	
Land	\$208,068	Land	\$208,068
Improvements	\$2,281,932	Improvements	\$2,281,932
Personal Property	\$0	Personal Property	\$0
Total	\$2,490,000	Total	\$2,490,000
ORIGINAL VALUE		NEW VALUE	
1975-07-2-14-005		No Change	
Land	\$1,035,468	Land	\$1,035,468
Improvements	\$7,927,532	Improvements	\$7,927,532
Personal Property	\$0	Personal Property	\$0
Total	\$8,963,000	Total	\$8,963,000
ORIGINAL VALUE		NEW VALUE	
1975-07-2-04-006		No Change	
Land	\$100,398	Land	\$100,398
Improvements	\$710,602	Improvements	\$710,602
Personal Property	\$0	Personal Property	\$0
Total	\$811,000	Total	\$811,000
TOTAL	\$12,264,000		\$12,264,000

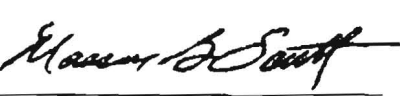
The valuation, as established above, shall be binding only with respect to the tax years 2017/2018. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

Both parties agree that the hearing before the Board of Assessment Appeals be vacated or is unnecessary if one has not yet been scheduled. Petitioner agrees to waive the right to any further appeal for the assessment year covered by this Stipulation.

DATED the 13th day of July 2018.


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