

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 70680
Petitioner: KENT-LAND LIMITED 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.: 032567503+10
Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2017 actual value of the subject property.
3. The parties agreed that the 2017 actual value of the subject property should be reduced to:

Total Value: \$1,500,000
 (Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

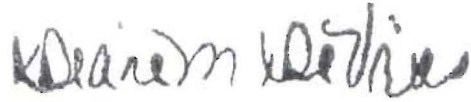
ORDER:

Respondent is ordered to reduce the 2017 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 February 2018.

BOARD OF ASSESSMENT APPEALS

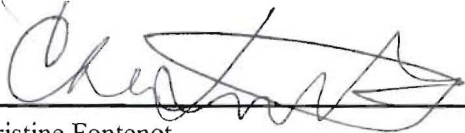


Diane M. DeVries



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



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 70680
STIPULATION as To Tax Years 2017/2018 Actual Value**

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2018 FEB -9 AM 9:15

KENT-LAND LIMITED,

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: **2310 West Oxford Avenue, 2600 West Oxford Avenue, 4400 South Clay Street, 4300 South Clay Street and vacant land parcels with no address**, County Schedule Numbers: **2077-05-4-00-039, 2077-05-4-00-040, 2077-08-1-00-012, 2077-08-1-00-013, 2077-08-1-00-015, 2077-08-1-00-016, 2077-08-1-00-017, 2077-08-1-00-018, 2077-08-1-00-019, 2077-08-1-00-043 and 2077-08-1-00-044 .**

A brief narrative as to why the reduction was made: Contamination of subject land in relation to comparable market sales indicates that adjustment to this value is correct.

The parties have agreed that the 2017/2018 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
2077-05-4-00-039		2017/2018	
Land	\$407,664	Land	\$142,776
Improvements	\$2,319	Improvements	\$2,319
Personal	\$0	Personal	\$0
Total	\$409,983	Total	\$145,095

ORIGINAL VALUE		NEW VALUE	
2077-05-4-00-040		2017/2018	
Land	\$1,232,158	Land	\$431,539
Improvements	\$14,386	Improvements	\$14,386
Personal	\$0	Personal	\$0
Total	\$1,246,544	Total	\$445,925

ORIGINAL VALUE		NEW VALUE	
2077-08-1-00-012		2017/2018	
Land	\$41,465	Land	\$14,522
Improvements	\$0	Improvements	\$0
Personal	\$0	Personal	\$0
Total	\$41,465	Total	\$14,522

ORIGINAL VALUE**2077-08-1-00-013**

Land	\$567,413
Improvements	\$215,207
Personal	\$0
Total	<u>\$782,620</u>

NEW VALUE**2017/2018**

Land	\$198,725
Improvements	\$215,207
Personal	\$0
Total	<u>\$413,932</u>

ORIGINAL VALUE**2077-08-1-00-015**

Land	\$61,979
Improvements	\$2,015
Personal	\$0
Total	<u>\$63,994</u>

NEW VALUE**2017/2018**

Land	\$21,707
Improvements	\$2,015
Personal	\$0
Total	<u>\$23,722</u>

ORIGINAL VALUE**2077-08-1-00-016**

Land	\$91,222
Improvements	\$0
Personal	\$0
Total	<u>\$91,222</u>

NEW VALUE**2017/2018**

Land	\$31,949
Improvements	\$0
Personal	\$0
Total	<u>\$31,949</u>

ORIGINAL VALUE**2077-08-1-00-017**

Land	\$24,006
Improvements	\$41,319
Personal	\$0
Total	<u>\$65,325</u>

NEW VALUE**2017/2018**

Land	\$8,408
Improvements	\$40,449
Personal	\$0
Total	<u>\$48,857</u>

ORIGINAL VALUE**2077-08-1-00-018**

Land	\$5,237
Improvements	\$0
Personal	\$0
Total	<u>\$5,237</u>

NEW VALUE**2017/2018**

Land	\$1,834
Improvements	\$0
Personal	\$0
Total	<u>\$1,834</u>

ORIGINAL VALUE**2077-08-1-00-019**

Land	\$56,304
Improvements	\$0
Personal	\$0
Total	<u>\$56,304</u>

NEW VALUE**2017/2018**

Land	\$19,719
Improvements	\$0
Personal	\$0
Total	<u>\$19,719</u>

ORIGINAL VALUE**2077-08-1-00-043**

Land	\$1,009,121
Improvements	\$0
Personal	\$0
Total	<u>\$1,009,121</u>

NEW VALUE**2017/2018**

Land	\$353,425
Improvements	\$0
Personal	\$0
Total	<u>\$353,425</u>

ORIGINAL VALUE**2077-08-1-00-044**

Land	\$1,020
Improvements	\$0
Personal	\$0
Total	<u>\$1,020</u>

NEW VALUE**No Change**

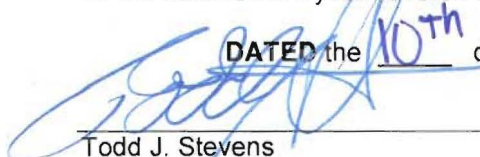
Land	\$1,020
Improvements	\$0
Personal	\$0
Total	<u>\$1,020</u>

TOTAL**\$3,772,835****\$1,500,000**

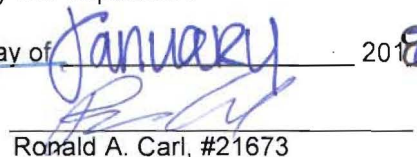
The valuation, as established above, shall be binding only with respect to the tax years 2017/2018. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value. Respondent reserves the right to account for any value added or subtracted by any "unusual conditions" (as defined in and limited by C.R.S. § 39-1-104(11)(b)(I)) that may have occurred between 1/1/2017 and 1/1/2018. Petitioner does not waive the right to dispute any value added or subtracted by any "unusual condition" so accounted for by the Assessor.

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 10th day of January 2018.



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