

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 70926</b>
Petitioner: <b>WABASH MARKETPLACE 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 accepted 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.: 1973-28-4-33-001+1**  
**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:      \$2,782,280**  
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

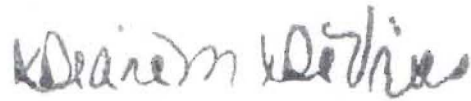
**ORDER:**

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 10th day of July 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.



\_\_\_\_\_  
Yesenia Araujo



BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 70926  
STIPULATION as To Tax Years 2017/2018 Actual Value

STATE OF COLORADO  
BD OF ASSESSMENT APPEALS  
2018 JUL -9 AM 9:27

**WABASH MARKETPLACE 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: **8400 East Iliff Avenue and 8450 East Iliff Avenue**, County Schedule Numbers: **1973-28-4-33-001 and 1973-28-4-33-002**.

A brief narrative as to why the reduction was made: Income approach with support from comparable improved sales indicates that adjustment to this value is correct.

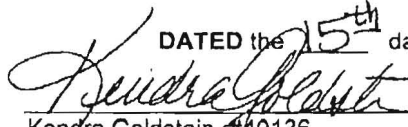
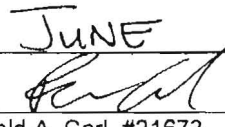
The parties have agreed that the 2017/2018 actual value of the subject property should be reduced as follows:

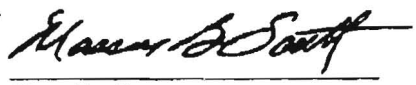
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>1973-28-4-33-001</b>		<b>2017/2018</b>	
Land	\$387,086	Land	\$387,086
Improvements	\$363,914	Improvements	\$137,914
Personal	\$0	Personal	\$0
Total	\$751,000	Total	\$525,000
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>1973-28-4-33-002</b>		<b>2017/2018</b>	
Land	\$948,290	Land	\$948,290
Improvements	\$2,930,710	Improvements	\$1,308,990
Personal	\$0	Personal	\$0
Total	\$3,879,000	Total	\$2,257,280
<b>TOTAL</b>	<b>\$4,630,000</b>		<b>\$2,782,280</b>

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 15<sup>th</sup> day of JUNE 2018.



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