

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 71383
Petitioner: PARKER ROAD CAMPUS LLC v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

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.: 032386690+7
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: \$35,482,765
 (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 4th day of May 2018.

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.

Gordana Katardzic

Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 71383
STIPULATION as To Tax Years 2017/2018 Actual Value**

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS
2018 MAY -2 PM 4:09

PARKER ROAD CAMPUS 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: **3025 South Parker Road, 3033 South Parker Road, 3035 South Parker Road, 3045 South Parker Road, 3055 South Parker Road, 3005 South Parker Road and 11100 East Bethany Drive**, County Schedule Numbers: **1973-35-2-22-001, 1973-35-2-22-002, 1973-35-2-22-003, 1973-35-2-22-004, 1973-35-2-22-005, 1973-35-2-22-006, 1973-35-2-22-007 and 1973-35-2-22-008.**

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 2017/2018 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
1973-35-2-22-001		2017/2018	
Land	\$1,635,240	Land	\$1,635,240
Improvements	\$9,747,760	Improvements	\$8,628,260
Personal	\$0	Personal	\$0
Total	<u>\$11,383,000</u>	Total	<u>\$10,263,500</u>

ORIGINAL VALUE		NEW VALUE	
1973-35-2-22-002		2017/2018	
Land	\$1,722,800	Land	\$1,722,800
Improvements	\$10,677,200	Improvements	\$9,450,957
Personal	\$0	Personal	\$0
Total	<u>\$12,400,000</u>	Total	<u>\$11,173,757</u>

ORIGINAL VALUE		NEW VALUE	
1973-35-2-22-003		2017/2018	
Land	\$1,171,760	Land	\$1,171,760
Improvements	\$840,240	Improvements	\$743,741
Personal	\$0	Personal	\$0
Total	<u>\$2,012,000</u>	Total	<u>\$1,915,501</u>

**ORIGINAL VALUE
1973-35-2-22-004**

Land \$1,002,750
Improvements \$2,331,250
Personal \$0
Total \$3,334,000

**NEW VALUE
2017/2018**

Land \$1,002,750
Improvements \$2,063,513
Personal \$0
Total \$3,066,263

**ORIGINAL VALUE
1973-35-2-22-005**

Land \$1,263,330
Improvements \$65,670
Personal \$0
Total \$1,329,000

**NEW VALUE
2017/2018**

Land \$1,263,330
Improvements \$58,128
Personal \$0
Total \$1,321,458

**ORIGINAL VALUE
1973-35-2-22-006**

Land \$1,275,309
Improvements \$101,691
Personal \$0
Total \$1,377,000

**NEW VALUE
2017/2018**

Land \$1,275,309
Improvements \$90,012
Personal \$0
Total \$1,365,321

**ORIGINAL VALUE
1973-35-2-22-007**

Land \$1,228,390
Improvements \$226,610
Personal \$0
Total \$1,455,000

**NEW VALUE
2017/2018**

Land \$1,228,390
Improvements \$200,585
Personal \$0
Total \$1,428,975

**ORIGINAL VALUE
1973-35-2-22-008**

Land \$670,390
Improvements \$4,832,610
Personal \$0
Total \$5,503,000

**NEW VALUE
2017/2018**

Land \$670,390
Improvements \$4,277,600
Personal \$0
Total \$4,947,990

TOTAL

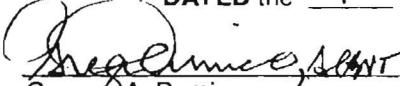
\$38,793,000

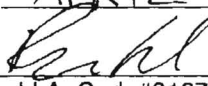
\$35,482,765

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 9th day of APRIL 2018.


Gregory A. Damico
203 SE Park Plaza Dr., Suite 230
Vancouver, WA 98684
(360) 750-6884


Ronald A. Carl, #21673
Arapahoe Cnty. Bd. Equalization
5334 S. Prince St.
Littleton, CO 80120-1136
(303) 795-4639


Marc Scott
Arapahoe County Assessor
5334 S. Prince St.
Littleton, CO 80120-1136
(303) 795-4600