

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 71388</b>
Petitioner: <b>2150 RADCLIFF LIMITED PARTNERSHIP RLLLP</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.: 031990645**  
     **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: \$194,379**  
 (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 26th day of April 2018.

**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

*Gordana Katardzic*

Gordana Katardzic



**BOARD OF ASSESSMENT APPEALS  
STATE OF COLORADO  
DOCKET NUMBER 71388  
CORRECTED STIPULATION as To Tax Years 2017/2018 Actual Value**

2018 APR 18 PM 1:42

STATE OF COLORADO  
BOARD OF ASSESSMENT APPEALS

**2150 RADCLIFF LIMITED PARTNERSHIP RLLLP,**

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: **2150 West Radcliff Avenue**, County Schedule Number: **2077-09-2-00-017**.

A brief narrative as to why the reduction was made: Comparable market sales and equalization 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:


<b>ORIGINAL VALUE 2017/2018</b>		<b>NEW VALUE 2017/2018</b>	
Land	\$220,848	Land	\$147,232
Improvements	\$47,147	Improvements	\$47,147
Personal	\$0	Personal	\$0
Total	<u>\$267,995</u>	Total	<u>\$194,379</u>

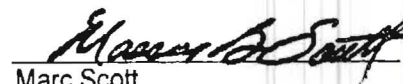
The valuation, as established above, shall be binding only with respect to the tax years 2017/2018. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value. Respondent reserves the right to account for any value added or subtracted by any "unusual 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 23 day of March 2018.

  
Alice M. Corns  
2151 W. Radcliff Avenue  
Englewood, CO 80110  
(720) 351-4612

 #35292  
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

STATE OF  
COLORADO

BAA, DOLA &lt;dola\_baa@state.co.us&gt;

**Docket No. 71388-2150 Radcliff Limited partnership RLLLP**

1 message

Karen Thompsen &lt;KThompsen@arapahoegov.com&gt;

Wed, Apr 18, 2018 at 1:35 PM

To: "BAA, DOLA" &lt;dola\_baa@state.co.us&gt;

Cc: Corns &lt;capacorns@gmail.com&gt;, Julia McQueen &lt;JMcQueen@arapahoegov.com&gt;

Christine,

An Order on Stipulation was entered by the Board in this docket on 2-27-18. The stipulation attached to that Order had an incorrect parcel number of 2077-09-2-~~22~~-017. The Petition filed by Alice M. Corns to the BAA identified this as the parcel number for the property. The actual parcel number is 2077-09-2-00-017.

The PIN number of 031990645 was correctly identified in the Order and in the Petition.

Please let me know if you have any questions.

***Karen Thompsen***

Paralegal

Arapahoe County Attorney's Office

5334 S. Prince Street

Littleton, Colorado 80120-1136

Telephone No. 303-738-7847

Fax No. 303-738-7836

Email: [kthompsen@arapahoegov.com](mailto:kthompsen@arapahoegov.com)

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**2 attachments**



**71388 Corrected Stipulation.pdf**  
27K



**71388 Order on Stip 2-27-17 incorrect parcel #.pdf**  
1014K