

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 73985
Petitioner: WRI-GDC ENGLEWOOD LLC v. Respondent: ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS	
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.: 1971-33-4-04-950+1
Category: Abatement Appeal Property Type: Commercial

2. Petitioner is protesting the 15-16 actual value of the subject property.

3. The parties agreed that the 15-16 actual value of the subject property should be reduced to:

Total Value: \$6,749,875
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 15-16 actual value of the subject property, as set forth above.

The Arapahoe County Assessor is directed to change his/her records accordingly.

DATED this 14th day of January 2019.

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.

Yesenia Araujo

Yesenia Araujo



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 73985
STIPULATION as To Tax Years 2015/2016 Actual Value

STATE OF COLORADO
BOARD OF ASSESSMENT APPEALS

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WRI-GDC ENGLEWOOD, LLC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF COMMISSIONERS,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 2015/2016 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: **901 West Hampden Avenue and 800 Englewood Parkway #A**, County Schedule Numbers: **1971-33-4-04-950 and 1971-33-4-04-952**.

A brief narrative as to why the reduction was made: Income approach, in conjunction with deduction of land values due to ground leases, indicates that adjustment to this value is correct.

The parties have agreed that the 2015/2016 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE		NEW VALUE	
1971-33-4-04-950		2015/2016	
Land		\$ Land	\$
Improvements	\$1,574,000	Improvements	\$1,385,475
Personal	\$0	Personal	\$0
Total	<u>\$1,574,000</u>	Total	<u>\$1,385,475</u>
ORIGINAL VALUE		NEW VALUE	
1971-33-4-04-952		2015/2016	
Land		\$ Land	\$
Improvements	\$6,105,000	Improvements	\$5,364,400
Personal	\$0	Personal	\$0
Total	<u>\$6,105,000</u>	Total	<u>\$5,364,400</u>
TOTAL	\$7,679,000		\$6,749,875

The valuation, as established above, shall be binding only with respect to the tax years 2015/2016. 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 17th day of December 2018.



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