

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 74183
Petitioner: FCA REALTY 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.: 2077-15-4-06-001+5
Category: Valuation/Protest Appeal Property Type: Commercial
2. Petitioner is protesting the 2018 actual value of the subject property.
3. The parties agreed that the 2018 actual value of the subject property should be reduced to:

Total Value: \$7,500,000
(Reference Attached Stipulation)

4. The Board concurs with the Stipulation.

ORDER:

Respondent is ordered to reduce the 2018 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 21st day of December 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.

Yesenia Araujo

Yesenia Araujo



**BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 74183
STIPULATION as To Tax Year 2018 Actual Value**

STATE OF COLORADO
BD OF ASSESSMENT APPEALS
2018 DEC -6 PM 4:23

FCA REALTY LLC,

Petitioner,

vs.

ARAPAHOE COUNTY BOARD OF EQUALIZATION,

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax year 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: **5600 South Broadway, 5680 South Broadway, 5660 South Broadway and 5696 South Broadway**, County Schedule Numbers: **2077-15-4-06-001, 2077-15-4-06-008, 2077-15-4-06-007, 2077-15-4-06-006, 2077-15-4-06-005 and 2077-15-4-06-009.**

A brief narrative as to why the reduction was made: Cost, Income and sales comparison approaches indicate that adjustment to this value is correct.

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

ORIGINAL VALUE		NEW VALUE	
2077-15-4-06-001		No Change	
Land	\$1,715,000	Land	\$1,715,000
Improvements	\$47,273	Improvements	\$47,273
Personal	\$0	Personal	\$0
Total	\$1,762,273	Total	\$1,762,273
ORIGINAL VALUE		NEW VALUE	
2077-15-4-06-008		No Change	
Land	\$1,015,000	Land	\$1,015,000
Improvements	\$31,628	Improvements	\$31,628
Personal	\$0	Personal	\$0
Total	\$1,046,628	Total	\$1,046,628
ORIGINAL VALUE		NEW VALUE	
2077-15-4-06-007		No Change	
Land	\$699,725	Land	\$699,725
Improvements	\$22,281	Improvements	\$22,281
Personal	\$0	Personal	\$0
Total	\$722,006	Total	\$722,006
ORIGINAL VALUE		NEW VALUE	
2077-15-4-06-006		No Change	
Land	\$755,625	Land	\$755,625
Improvements	\$21,664	Improvements	\$21,664
Personal	\$0	Personal	\$0
Total	\$777,289	Total	\$777,289

ORIGINAL VALUE

2077-15-4-06-005

Land	\$415,000
Improvements	\$0
Personal	\$0
Total	\$415,000

NEW VALUE

No Change

Land	\$415,000
Improvements	\$0
Personal	\$0
Total	\$415,000

ORIGINAL VALUE

2077-15-4-06-009

Land	\$1,253,700
Improvements	\$2,052,300
Personal	\$0
Total	\$3,306,000

NEW VALUE

2018

Land	\$1,253,700
Improvements	\$1,523,104
Personal	\$0
Total	\$2,776,804

TOTAL


\$8,029,196


\$7,500,000



The valuation, as established above, shall be binding only with respect to the tax year 2018. 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 29th day of NOVEMBER 2018.


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 Marc Scott
 Arapahoe County Assessor
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