

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket No.: 74320
Petitioner: ROSE GARDEN THOMAS LLC v. Respondent: ARAPAHOE COUNTY BOARD OF EQUALIZATION	
ORDER ON STIPULATION	

THE PARTIES TO THIS ACTION entered into a Stipulation, which has been approved by the Board of Assessment Appeals. A copy of the Stipulation is attached and incorporated as a part of this Order on Stipulation.

FINDINGS OF FACT AND CONCLUSIONS:

1. Subject property is described as follows:

County Schedule No.:	033700139
Appeal Category:	VALUATION
Current Classification:	COMMERCIAL

2. Petitioner is protesting the 2018 classification of the subject property.

3. The parties agreed that the 2018 classification of the subject property should be as follows:

Classification:	COMMERCIAL/RESIDENTIAL
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(Reference the attached Stipulation)

4. The Board concurs with the Stipulation.

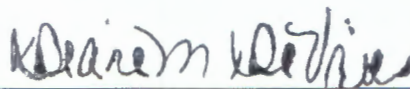
ORDER:

Respondent is ordered to change the 2018 classification of the subject property as set forth above.

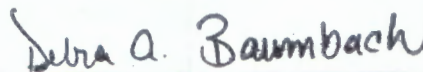
The Arapahoe County Assessor is directed to change his/her records accordingly.

DATED this 24 day of May, 2019.

BOARD OF ASSESSMENT APPEALS

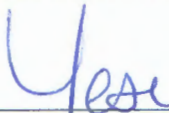


Diane M. DeVries



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 74320
STIPULATION as To Tax Year 2018 Actual Value

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

2019 MAY 22 PM 3:49

ROSE GARDEN THOMAS 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: **1500 West Thomas Avenue** County Schedule Number: **2077-09-1-23-013**.

A brief narrative as to why the adjustment was made: No change in value; classification change to mixed use-73% commercial and 23% residential.

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

ORIGINAL VALUE 2018		NEW VALUE 2018	
Land	\$503,220	Land-commercial	\$367,351
Improvements	\$3,315,780	Imp-commercial	\$2,420,519
		Land-residential	\$135,869
		Imp-residential	\$895,261
Total	<u>\$3,819,000</u>	Total	<u>\$3,819,000</u>

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 5th day of May 2019.

Dariush Bozorgpour
Property Tax Advisors
3090 S. Jamaica Court
Aurora, CO 80013
(303) 368-0500

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

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