

<b>BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO</b> 1313 Sherman Street, Room 315 Denver, Colorado 80203	<b>Docket Number: 75300</b>
Petitioner:  <b>LANDMARK SPE LLC</b>  v.  Respondent:  <b>ARAPAHOE COUNTY BOARD OF COUNTY COMMISSIONERS</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.: 034838520+7**  
     **Category: Abatement 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: \$33,650,000**  
 (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 this 2nd day of July 2019.

BOARD OF ASSESSMENT APPEALS

*Diane M. DeVries*

Diane M. DeVries

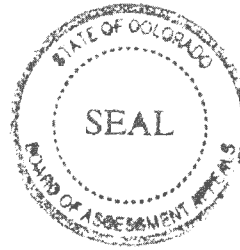
*Debra A. Baumbach*

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



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**BOARD OF ASSESSMENT APPEALS**  
**STATE OF COLORADO**  
**DOCKET NUMBER 75300**  
**STIPULATION as To Tax Years 2017/2018 Actual Value**

**LANDMARK SPE LLC,**

Petitioner,

vs.

**ARAPAHOE COUNTY BOARD OF COMMISSIONERS,**

Respondent.

THE PARTIES TO THIS ACTION entered into a Stipulation regarding tax years 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 **5364 Greenwood Plaza Boulevard**, County Schedule Numbers: **2075-16-2-18-002, 2075-16-2-18-003, 2075-16-2-19-003, 2075-16-2-19-004, 2075-16-2-19-005, 2075-16-2-20-131, 2075-16-2-21-002 and 2075-16-2-24-001.**

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:

<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2075-16-2-18-002</b>		<b>2017/2018</b>	
Land	\$2,034,889	Land	\$2,034,889
Improvements	\$5,185,111	Improvements	\$4,707,904
Personal	\$0	Personal	\$0
<b>Total</b>	<b>\$7,220,000</b>	<b>Total</b>	<b>\$6,742,793</b>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2075-16-2-18-003</b>		<b>No change</b>	
Land	\$718,455	Land	\$718,455
Improvements	\$78,752	Improvements	\$78,752
Personal	\$0	Personal	\$0
<b>Total</b>	<b>\$797,207</b>	<b>Total</b>	<b>\$797,207</b>
<b>ORIGINAL VALUE</b>		<b>NEW VALUE</b>	
<b>2075-16-2-19-003</b>		<b>No change</b>	
Land	\$1,576,005	Land	\$1,576,005
Improvements	\$4,663,995	Improvements	\$4,663,995
Personal	\$0	Personal	\$0
<b>Total</b>	<b>\$6,240,000</b>	<b>Total</b>	<b>\$6,240,000</b>



**ORIGINAL VALUE  
2075-16-2-19-004**

Land	\$319,248
Improvements	\$4,215,752
Personal	\$0
<b>Total</b>	<b>\$4,535,000</b>

**NEW VALUE  
No change**

Land	\$319,248
Improvements	\$4,215,752
Personal	\$0
<b>Total</b>	<b>\$4,535,000</b>

**ORIGINAL VALUE  
2075-16-2-19-005**

Land	\$607,552
Improvements	\$8,024,448
Personal	\$0
<b>Total</b>	<b>\$8,632,000</b>

**NEW VALUE  
No change**

Land	\$607,552
Improvements	\$8,024,448
Personal	\$0
<b>Total</b>	<b>\$8,632,000</b>

**ORIGINAL VALUE  
2075-16-2-20-131**

Land	\$97,504
Improvements	\$2,353,496
Personal	\$0
<b>Total</b>	<b>\$2,451,000</b>

**NEW VALUE  
No change**

Land	\$97,504
Improvements	\$2,353,496
Personal	\$0
<b>Total</b>	<b>\$2,451,000</b>

**ORIGINAL VALUE  
2075-16-2-21-002**

Land	\$137,280
Improvements	\$2,350,720
Personal	\$0
<b>Total</b>	<b>\$2,488,000</b>

**NEW VALUE  
No change**

Land	\$137,280
Improvements	\$2,350,720
Personal	\$0
<b>Total</b>	<b>\$2,488,000</b>

**ORIGINAL VALUE  
2075-16-2-24-001**

Land	\$123,072
Improvements	\$1,640,928
Personal	\$0
<b>Total</b>	<b>\$1,764,000</b>

**NEW VALUE  
No change**

Land	\$123,072
Improvements	\$1,640,928
Personal	\$0
<b>Total</b>	<b>\$1,764,000</b>

**TOTAL**

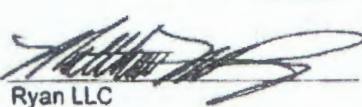
**\$34,127,207**

**\$33,650,000**

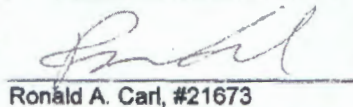
The valuation, as established above, shall be binding only with respect to the tax years 2017/2018. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

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.

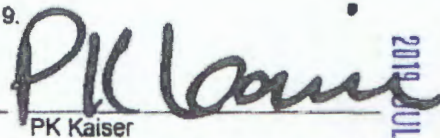
DATED the 17<sup>th</sup> day of June 2019.



Ryan LLC  
Matthew Poling  
7979 E. Tufts Ave.  
Denver, CO 80237  
(720) 524-0022



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  
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STATE OF COLORADO  
BD OF ASSESSMENT APPEALS