

BOARD OF ASSESSMENT APPEALS, STATE OF COLORADO 1313 Sherman Street, Room 315 Denver, Colorado 80203	Docket Number: 75474
Petitioner: GRANT SUTTON TRUST DATED SEPTEMBER 14 2009, DUCLON JOHN A, DUCLON DEBORAH G, 033569776 (023) ET AL 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.: 2077-15-4-05-013
Category: Abatement Appeal Property Type: Commercial
2. Petitioner is protesting the 17-18 actual value of the subject property.
3. The parties agreed that the 17-18 actual value of the subject property should be reduced to:

Total Value: \$1,400,000
(Reference Attached Stipulation)
4. The Board concurs with the Stipulation.

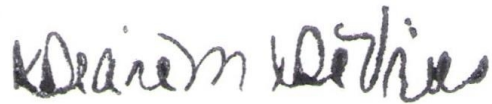
ORDER:

Respondent is ordered to reduce the 17-18 actual value of the subject property, as set forth above.

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

DATED this 21st day of October 2019.

BOARD OF ASSESSMENT APPEALS

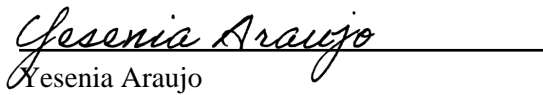


Diane M. DeVries

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.



Debra A. Baumbach



Yesenia Araujo



BOARD OF ASSESSMENT APPEALS
STATE OF COLORADO
DOCKET NUMBER 75474
STIPULATION as To Tax Years 2017/2018 Actual Value

STATE OF COLORADO
BD OF ASSESSMENT APPEALS

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GRANT SUTTON TRUST DATED SEPTEMBER 14, 2009, DUCLOM JOHN A, DUCLOM DEBORAH G,

Petitioners,

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 **47 East Powers Avenue**, County Schedule Number: **2077-15-4-05-013**.

A brief narrative as to why the reduction was made: Income and sales comparison approaches, considering subject's condition and functional obsolescence, indicate that adjustment to this value is correct.

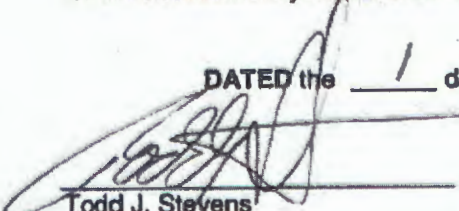
The parties have agreed that the 2017/2018 actual value of the subject property should be reduced as follows:

ORIGINAL VALUE 2017/2018		NEW VALUE 2017/2018	
Land	\$1,113,360	Land	\$1,113,360
Improvements	\$599,640	Improvements	\$286,640
Personal	\$0	Personal	\$0
Total	<u>\$1,713,000</u>	Total	<u>\$1,400,000</u>

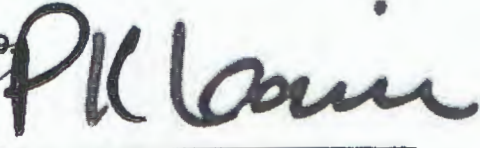
The valuation, as established above, shall be binding only with respect to the tax years 2017/2018. This valuation, as established above, is for purposes of settlement only and does not reflect an appraised value.

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 1 day of October 2019.


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